

PANCHVATI 'B' CO-OP. HOUSING SOCIETY LTD.

(REGN. NO.: MUM-2/WL/HSG/TC/10764/2015-2016/Year 2015 Dated 22/7/2015))

Panch Srishti Complex, Near S. M. Shetty School, Chandivali Road, Powai, Mumbai 400 072.

081

Share Certificate No. :

Member's Regn. No. :

SHARE CERTIFICATE

This is to certify that Sfri / Smt. / M/s. Mr. Rahul Gopichand Gupta
& Mrs. Radha Rahul Gupta.

is / are the Registered holders of Flat No. 1406 holding Ten fully paid-up shares of Rupees Fifty
(Rs.50/-) each bearing Nos. from 801 to 810 (both inclusive) in the above named
Panchvati 'B' Co-Op. Housing Society Ltd., Chandivali Road, Powai, Mumbai 400 072, subject to
the Bye-Laws of the said Society.

Given under the common seal of
the said society, this 17
day of June 2018

₹ 500/-


Hon. Chairman


Hon. Secretary


Hon. Treas

Sr. No. of Transfer	Sr. No. of Transfer	To whom Transferred	Sr. No. in the Share register of which the Transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded	Authorised Signatory
1	2	3	4	5	6
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer
					Chairman Hon. Secretary Hon. Treasurer

21 January 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दम्न क्रमांक : 620/2013

नोंदणी 63

Regn 63m

गावाचे नाव : चांदिवली

करारनामा

रु.10,546,000/-

रु.8,374,500/-

- (1) विनिंबाचा प्रकार
- (2) घोबदना
- (3) बाजारभाव(भाडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) घु-मापन,पोट्टिस्मा व घरक्रमांक(अमल्याम)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

11 पैकी,, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं. सदनिका क्र1406 , माळा नं. 14 वा मजला, इमारतीचे नाव: पंचवटी वि. वी विंग, मृष्टी कॉम्प्लेक्स,, ब्लॉक नं: पवई,चांदिवलि,मुम्बई 400072, इतर माहिती. मौजे चांदिवलि सी टी एम नं 11-बी/11, 11-बी/11/28 ते 93,11मी पार्ट,11-एच,11-एच/106,122ते 190 72.71 चौ मीटर

दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.

1) नाव:- मेसेर्स गिरीश अँड अमोमिएट तर्फे भागीदार श्री गिरीश ए भगतान तर्फे कु मु म्हणुन भगवान - नंदवानी ,व पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पंचरत्न,, ब्लॉक नं: वसोवा, रोड नं: पंचवटी टॉवर समोर,पंचमार्ग,, म: मुम्बई.
पिन कोड:- 400061
फॅन नंबर . AAAFG5053D

दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता

1)नाव:- राहुल गोपीचंद गुमा ; वय:42,
पत्ता:-प्लॉट नं: सदनिका क्र. 903, माळा नं: -, इमारतीचे नाव: पंचमहल विल्डिंग,पंचमृष्टी कॉम्प्लेक्स, ब्लॉक नं: पव रोड नं: -, महाराष्ट्र, मुम्बई:;
पिन कोड:- 400072;
फॅन नं:- AALPG1163B;

2)नाव:- राधा राहुल गुमा ; वय:40;
पत्ता:-प्लॉट नं: सदनिका क्र. 903, माळा नं: -, इमारतीचे नाव: पंचमहल विल्डिंग,पंचमृष्टी कॉम्प्लेक्स, ब्लॉक नं: पव रोड नं: -, , ,;
पिन कोड:- 400072;
फॅन नं:- ADGPM6769D;

- (9) दम्नऐवज करून दिल्याचा दिनांक
- (10) दम्न नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक,खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेर

14/01/2013
18/01/2013
620/2013
रु.527,300/-
रु.30,000/-



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-1
मुंबई उपनगर जिल्हा

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 620/2013

नोदणी 63

Regn. 63m

गावाचे नाव : चांदिवली

करारनामा

रु.10,546,000/-

रु.8,374,500/-

दस्तावेजाच्या बाबतितपट्टाकार
दस्तावेजदार ते नमुद करावे)

घरक्रमांक(अमल्यास)

11 पैकी., पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: सदनिका क्र1406 , माळा नं: 14 वा मजला,
इमारतीचे नाव: पंचवटी बि. बी विंग, मृष्टी कॉम्प्लेक्स,, ब्लॉक नं: पवई,चांदिवलि,मुम्बई 400072, इतर माहिती:
मौजे चांदिवलि मी टी एम नं 11-बी/11, 11-बी/11/28 ते 93,11मी पार्ट,11-एच,11-एच/106,122ते 190
72.71 चौ.मीटर

देण्यात असेल तेव्हा.

या/लिहून ठेवणा-या

दिवाणी न्यायालयाचा

असल्यास,प्रतिवादिचे नाव

1) नाव:- मेसेर्स गिरीश अँड असोसिएट तर्फे भागीदार श्री गिरीश ए भगतान तर्फे कु मु म्हणुन भगवान - नंदवानी ;वर
पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पंचरत्न,, ब्लॉक नं: वसोवा, रोड नं: पंचवटी टॉवर समोर,पंचमार्ग,, मा
मुम्बई.

पिन कोड:- 400061

पॅन नंबर: AAAFG5053D

या पक्षकाराचे व किंवा

हुकुमनामा किंवा आदेश

नाव व पत्ता

1)नाव:- राहुल गोपीचंद गुप्ता ; वय:42;

पत्ता:-प्लॉट नं: सदनिका क्र. 903, माळा नं: -, इमारतीचे नाव: पंचमहल विलिडिंग,पंचमृष्टी कॉम्प्लेक्स, ब्लॉक नं: पव
रोड नं: -, महाराष्ट्र, मुम्बई.;

पिन कोड:- 400072;

पॅन नं:- AALPG1163B;

2)नाव:- राधा राहुल गुप्ता ; वय:40;

पत्ता:-प्लॉट नं: सदनिका क्र. 903, माळा नं: -, इमारतीचे नाव: पंचमहल विलिडिंग,पंचमृष्टी कॉम्प्लेक्स, ब्लॉक नं: पव
रोड नं: -, , , ;

पिन कोड:- 400072;

पॅन नं:- ADGPM6769D;

गाचा दिनांक

14/01/2013

गा दिनांक

18/01/2013

द

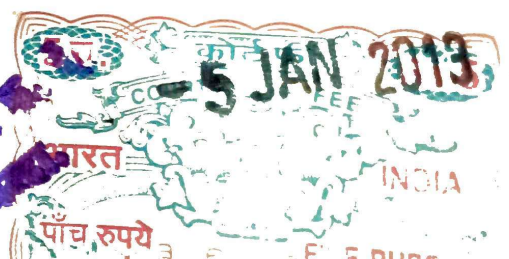
620/2013

मुद्रांक शुल्क

रु.527,300/-

नोदणी शुल्क

रु.30,000/-



घोषणापत्र

६२०

२०१३

मी श्रीमदान जखतानी

याद्वारे घोषित करतो की, दुय्यम निबंधक कुठनि यांचे

कार्यालयात करा रनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर

करण्यात आला आहे श्री विरीश न. श्रमतानी

२४.६/०११



दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुली जबाब दिल्या आहे.

कुलमुखत्यास्यत्र तिहूत देणार याने कुलमुखत्यास्यत्र रद्द केलेले नाही किंवा

कुलमुखत्यास्यत्र पत्र तिहूत देणार व्यक्तीपैकी कोणीही मजत झालेले नाही किंवा अन्य

करल - ३	
६२०	२०१३

कुलमुखत्यास्यत्र जाल्यामुळे कुलमुखत्यास्यत्र रद्द झालेले नाही

कुलमुखत्यास्यत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यात येईल असे पूर्णतः सक्षम आहे

अथवा कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्षेत मी पात्र राहिले याची मला जाणीव आहे.

दिनांक: १३/३/२०१३

कुलमुखत्यास्यत्रधारकाचे नांव
व.सही

करल - 3

VALID U.P. 02/07/89

Gen-79, 6. 95)-Dy. C. F. R. P. I. F. S. L. A. 2093
MUNICIPAL CORPORATION OF GREATER BOMBAY

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CP/ 3683 /RPES/AL 2 11 1989

COMMENCEMENT CERTIFICATE

To: A.P. Bhogtoni & L.P. Bhogtoni
J.A. Shem & A.S. Shem



Sir,
With reference to your application No. 53179 dated 5/3/79 for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act, 1888 to erect a building in Building No. 1 on plot No. --- C.T.S.No. 11(P12)/28-05-11/22 Divn/Village/
Town Planning Scheme No. Chondivda situated at Road/Street --- KM 19 Ward L the Commencement Certificate/
Building permit is granted on the following conditions :

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if :
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted are not complied with.

Municipal Corporation of Greater Bombay
or its employees for Greater Bombay

(c) The Municipal Commissioner for Greater Bombay is satisfied that the name is obtained by the applicant through fraud or misrepresentation and the applicant every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 41 of the Maharashtra Regional & Town Planning Act, 1962.

2093 only

The conditions of this certificate shall be binding on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri Raut Executive Engineer to exercise his powers and functions of the Planning Section 45 of the said Act.



This C.C. is valid upto 02/07/2000
C.C. upto still night

3683 **SPECIAL** 12 APR 2001

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay.

K.S. 3.7.01
Assistant Engineer Building Proposals
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR

As per wing A
per amended plans
dated on 9/3/2001
12.04.2001
Assistant Engineer Building Proposals
Eastern Suburbs (E & N Ward)

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

3683 **SPECIAL** 13 FEB 2002

Full C.C. as per amended plans approved dt 25/1/02

13.2.2002
Assistant Engineer Building Proposals
Eastern Suburbs (E & N Ward)

3683 **SPECIAL** 29 JUN 2002

C.C. as per amended plan approved dt 17/4/2002

29.6.2002
Assistant Engineer Building Proposals
Eastern Suburbs (E & N Ward)

CE 3683 **SPECIAL** 10 JUL 2003

Full C.C. as per amended plan approved dated 5/7/2003

10.7.2003
Assistant Engineer Building Proposals
Eastern Suburbs (E & N Ward)

3681 SPECIAL as per approved amended plan dated 24/10/03

3681 SPECIAL 26 OCT 2003

MU [Signature]
Assistant Engineer Building Provisions
Eastern Suburbs (L & N Ward)

करल - 3
3093

Full c.c. to Bldg No 2 upto 14 upper floor (p/s) as per amended plan dt 26/9/2003

3683 SPECIAL

28 NOV 2003

MU [Signature]
Assistant Engineer Building Provisions
Eastern Suburbs (L & N Ward)



Full c.c. i.e. Gv + 16" (plnt) floor as per amended plan approved on 17/11/2003

3683 SPECIAL 27 APR 2004

MU [Signature]
Assistant Engineer Building Provisions
Eastern Suburbs (L & N Ward)

c.c. upto plinth i.e. slt slab as per amended plan for wing B approved on 27/4/2004

3683 SPECIAL 16 OCT 2004

MU [Signature]
Assistant Engineer Building Provisions
Eastern Suburbs (L & N Ward)

to plinth height (i.e. slt height) as per Amended plan approved dt 1-9-04

3683 SPECIAL 2 DEC 2005
Full c.c. to 14 upper floor i.e. slt + 3 upper floors as per approved amended plan dt 1-4-04

MU [Signature]
Assistant Engineer Building Provisions
Eastern Suburbs (L & N Ward)

3683 SPECIAL 5 OCT 2004

MU [Signature]
Assistant Engineer Building Provisions
Eastern Suburbs (L & N Ward)

full c.c. as per approved amended plans dated 25/9/04

MU [Signature]
Executive Engineer Building Provisions
Eastern Suburbs

3683 SPECIAL 3 DEC 2010

Full c.c. as per amended plans dt 9/12/2010

MU [Signature]
Executive Engineer Building Provisions
Eastern Suburbs

3683 SPECIAL

29 APR 2011

Full c.c. as per amended plans dt 29/4/2011

3683 SPECIAL as per appr. amended plan Dated 24/7

16 OCT 2003

NW 29/10/03
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

करल - 3	
E20	E2
Upper Floor (pt)	
3093	

3683 SPECIAL Full c.c. to Bldg. No. 2 upto 14 Upper Floor (pt) as per amended plan dt. 26/9/2003

NW 27/11/03
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

3683 SPECIAL 28 NOV 2003 Full c.c. i.e. Gr. + 16th (part) Floor as per amended plan approved on 17/11/2003



3683 SPECIAL 27 APR 2004

NW 28/11/03
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

c.c. upto plinth i.e. stilt slab as per amended plan for wing 'B' approved on 27/4/2004.

SPECIAL 16 OCT 2004

NW 27/10/04
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

upto plinth height (i.e. stilt height) c.c. as per Amended approved dt 1-9-04

3683 SPECIAL 2 DEC 2005 Full c.c. for wing B i.e. stilt + 3 upper floor as per approved amended plan dt 1-4-04

NW 1/10/04
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

3683 SPECIAL 5 OCT 2009

NW 2/12/09
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

full c.c. as per approved amended plans dated 25/9/09.

25/12/09
Executive Engineer Building Proposal
(Eastern Suburbs.)

3683 SPECIAL 13 DEC 2010 Full c.c. as per amended plan's dt. 9/12/2010

12/12/10
Executive Engineer Building Proposal
(Eastern Suburbs.)

3683 SPECIAL

29 APR 2011

Full c.c. as per amended plans dt 26/4/2011.

29/04/11

FORM - 3
1001/110

CE/3683/BPES/AL 679

The Cancels Approval
of the Previous Plans
sanctioned under no. /
CE/3683/BPES/AL
dated: 09.12.10

26 APR 2011

Approved subject in the conditions mentioned
in this office No./CE/ 3683 BPESAL

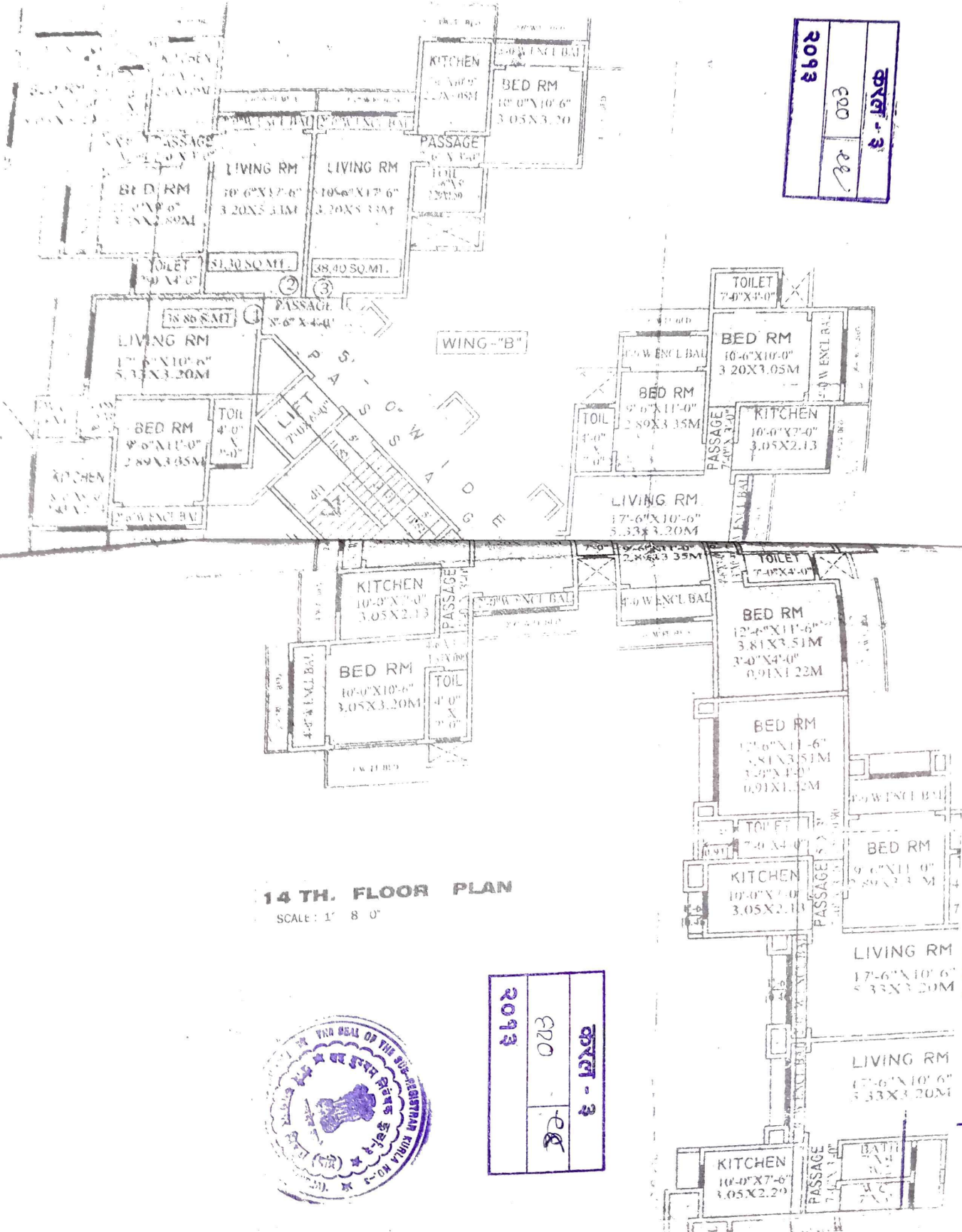
[Signature]
26/4/11
Executive Engineer Bldg. Pmp. (E/S) - I

[Signature]
26/04/11
S.E.B.P./4



ಕುಡುನುಕುಡು ಕುಡುನುಕುಡು ಕುಡುನುಕುಡು
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(ಕುಡುನುಕುಡು) ಕುಡುನುಕುಡು
26 APR 2011
ಕುಡುನುಕುಡು / ಕುಡುನುಕುಡು /

-X



14 TH. FLOOR PLAN
SCALE: 1" = 8' 0"

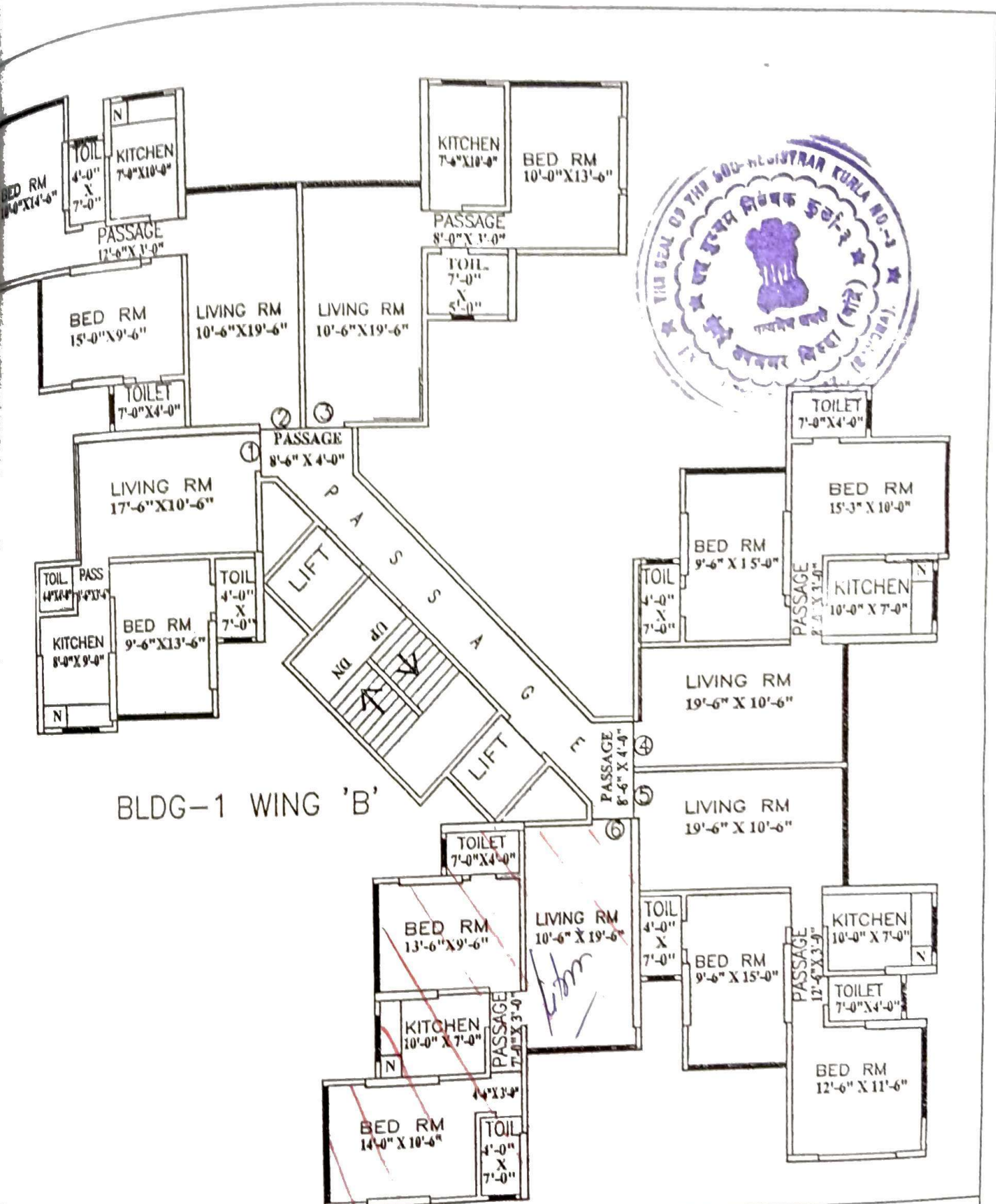


2093	कल - 3
620	ए

2093	कल - 3
620	ए

2093	कल - 3
620	ए

करल - 3
 2093



PLAN OF PROPOSED FLAT BEARING NO. ON FLOOR IN
 HATCHED RED LINES TO BE ACQUIRED BY THE PURCHASER IN
 BUILDING "PANCHVATI-B"



रुत रा

TO WHOMSOEVER IT MAY CONCERN

Re:- Building No.1, Wing 'B' being constructed on Plot bearing CTS No.11-B,11-B/11/28 to 93/11-C (part) 11-H, 11-H/106, 11-H/122 to 190 of Village Chandivali at Taluka Kuria which said land belonged originally to A.D.Sheth HUF

THIS IS TO CERTIFY that we have investigated the title in respect of the above Property.

2. The A.D.Sheth HUF of which Shri. Jitendra A. Sheth has been the Karta and Manager has been the Owner inter alia of two large tracts of land admeasuring 37,739.41 sq.mtrs and admeasuring 26,217.66 sq.mtrs situated at Chandivali in Brihan Mumbai. The land admeasuring 37,739.41 sq.mtrs is portion of Survey No.6 (part) CTS No.11 (part) of Village Chandivali and the land admeasuring 26,217.56 sq.mtrs is also part of Survey No.6 CTS No.11 (part) of Village Chandivali and both the said tracts of land are contiguous to each other and are hereinafter referred to as the said larger property.

3. By two Agreements both dated 19th April 1993 the A.D.Sheth HUF agreed to sell and also granted development rights in respect of the aforesaid larger property unto M/s. Jaycee Developers (herein referred to as "the Developer").

4. Under the said two Agreements it is inter alia provided that the Developers shall be entitled to develop the said larger Property for such purpose or purposes as may be permissible under the law either personally or through any nominee as the

RG

करल - ३	
२१०	२०४
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Developers may desire and subject to the provisions of the said Agreements to enter into any Agreement, Arrangement, Writing Contract or commitment and to receive the consideration and to appropriate the same without being liable to account for the same in any manner whatsoever to the Owners (i.e. the A.D Sheth HUF) and that the Developers shall also be entitled to sell on ownership basis, flats and premises in the buildings to be constructed by them on the said Property. The entire consideration money agreed to be paid by the Developers to the Owners (the A.D.Sheth HUF) under the said two Agreements is duly paid and nothing is now outstanding in respect of the consideration payable by the Developers to the Owners under the said two Agreements.

5. The Developers have thereafter through their Architect prepared a private lay out and sub-division plan in respect of said larger property comprised in the aforesaid two Agreements for Sale and laid out the same inter alia into 22 sub-plots making provisions for internal roads, amenity plot and recreation ground and also showing proposed Buildings on the said lay out including on the said 22 sub-plots.

6. The said lay out is sanctioned by the Municipal Corporation vide IOD bearing No.CE/3683/BPES/AL dated 23.6.1999.

7. By three agreements for grant of Development Rights executed between the Developers and M/s Girish & Associates dated 29.12.1998 in respect of sub-plot no.15 and dated 10.10.1998 in respect of plot no.16 and dated 29.12.1998 in respect of Plot No.17 of the said layout of the larger Property the Developers granted Development Rights to M/s Girish & Associates in respect of the aforesaid plots of the said layout. The said Sub-Plot Nos.15, 16 & 17 are hereinafter referred to as the said property.

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8. For the purpose of clarifying the respective rights of the Developers and M/s Girish & Associates further three Agreements were entered into between them respectively (i) dated 25th June 2004 (Plot No.15), (ii) dated 25th June 2004 (Plot No.16) and (iii) dated 25th June 2004 (Plot No.17) the Developers granted development rights respectively in respect of Plot Nos. 15, 16 and 17 in favour of M/s Girish & Associates. The aforesaid Three Agreements respectively (i) dated 25th June 2004 (Plot No.15), (ii) dated 25th June 2004 (Plot No.16) and (iii) dated 25th June 2004 (Plot No.17) are registered at the Kurla -2 Sub-Registry respectively under Serial Nos. 7321 of 2004 and 7320 of 2004 and 7323 of 2004.

9. We are informed by the Developers, Messrs. Jaycee Developers that they have received from Messrs. Girish and Associates the consideration monies payable under the said three Development Agreements in respect of Plots Nos.15, 16 and 17 formed of the layout of the portions of the said larger property and that the said three Agreements for Grant of Development Rights are valid and subsisting.

10. We are informed by M/s. Girish and Associates that Commencement Certificate in respect of Building No.1, Wing 'B' proposed to be constructed on the said three Plot Nos. 15, 16 and 17 is obtained under No.CE/3683/BPES/AL on 27.4.2004 and the same not revoked and they have commenced construction of the said Wing B of the Building No.1.

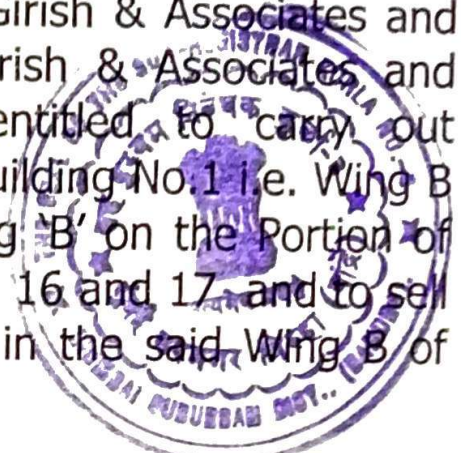
11. By Deed of Joint Venture dated 5.2.2010 executed between M/s Girish & Associates and M/s Panchsheel Enterprises, M/s Girish & Associates appointed M/s Panchsheel Enterprises to develop a portion of the said property i.e. of the said three Plot Nos. 15, 16 and 17 being Building No.1, Wing 'B'.

12. We Certify that the title of the Owners, A.D.Sheth HUF in respect of the aforesaid larger property (of land of which the said 22 Sub-Plots form part) to be clear and marketable and

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free from encumbrances and we also certify that in view the aforesaid three agreements M/s. Girish & Associates are entitled to carry out development work in respect of the Three Plots bearing Plot Nos. 15, 16 and 17 of the said privately subdivided layout and in view of the said Joint Venture Agreement dated February 5, 2010 between M/s. Girish & Associates and M/s. Panch Sheel Enterprises, M/s. Girish & Associates and M/s. Panch Sheel Enterprises are entitled to carry out construction of the portion of the said Building No.1 i.e. Wing B thereon and known as Panchavati Wing 'B' on the Portion of the layout of the said three Plot Nos. 15, 16 and 17 and to sell on ownership basis flats shops, offices in the said Wing B of Building No.1 i.e. Panchavati Wing "B" .



Dated this 22nd Day of June 2010

For KIRIT N. DAMANIA & CO

Kirit N. Damania

PROPRIETOR

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GS NO (15) 21-1-13
 मूद्रांक प्रेषित अर्थात् कायदाद्वारे नोंद घेतली नसल्याने व एल.एम.एम. (संवर्धित) प्राधिकृत अधिकार्यांनी दुपट्यानीबद्धन संपर्क साधून, वळ करीब आडवून जाऊन.

करल, 23, 300
 620
 2093

व्यय निव्वळ
 कुळा - 3 (वर्ग-2)



दस्ताची प्रकार (Nature of Document) Agreement for Sale
 दस्त नोंदणीचा तपशील (Registration Details) Registrable / Non Registrable
 Registrable Name of S.R.O. Kurla II
 दशाचा युनिक नंबर (Ranking Unique No.) 62536
 मिल्कतीचे थोळ्यात वर्णन (Property Description in brief) Panchvati-B Panch shri P. wai Tal. K.
 मोबदला रक्कम (Consideration Amount) _____
 मुद्रांक खरेदीदाराचे नाव पक्षकार-2 नांव (Stamp Purchasers Name) Mrs. Radha Gupta & Rahul Gupta.
 दस्तातील दुसऱ्या पक्षकाराचे नाव (Name of the other Party) Girish & Associates
 हजे असल्यास नांव व पत्ता (If through Name & Address) M. Kulkar
 मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) 527300/-
 अक्षरी (in words) Rs. _____
 प्राधिकृत अधिकार्याची पूर्ण मासखरी व शिक्का (Authorised Officer's Full Signature & Seal)



Authorized Signatory
 Sanjay A. Oak

1

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 14th day of January 2013 BETWEEN M/s. GIRISH & ASSOCIATES, a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and having its office at Panchratna, Opp. Panchvati Tower, Panch Marg, Versova, Mumbai 400 061, hereinafter called "the Party of the First Part" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their partners for the time being and their respective heirs, executors and administrators) of the ONE PART; AND ~~M/s PANCHSHEEL ENTERPRISE~~ a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and having its office at Srishti House, N.S.B.Road, Mulund (w), Mumbai 400 080 hereinafter referred to as "~~the Party of the Second Part~~" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their partners for the time being and their respective heirs, executors and administrators) of the ~~SECOND PART~~ AND

MR./MRS./MISS/M/s Rahul Gopichand Gupta 2) Mrs. Radha Rahul Gupta having his/her/their/ its address at 903, Panch mahal Bldg., Panchshristi Complex, Powai, Mumbai-72.

("the Purchaser") hereinafter referred "the Party of the Second Part" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs/ executors, administrators and assigns) of the ~~SECOND PART~~ :

For The Cosmos Co. op. Bank Ltd.
 The Cosmos Co-Operative Bank Ltd.
 Vile Pate Branch, Saraswati Hwas.
 Plot No-45, TPS-1 CTS No 807 A,
 Harurman Road, Vile Pate (E),
 Mumbai-400 057
 D-5/STP/VC.R. 1004/06/2004/1762-64/0
 62536
 186160
 Special Adhesive
 JAN 10 2013
 Rs. 0527300/- PB5114
 13:39
 13:39

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 MAHARASHTRA

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WHEREAS :

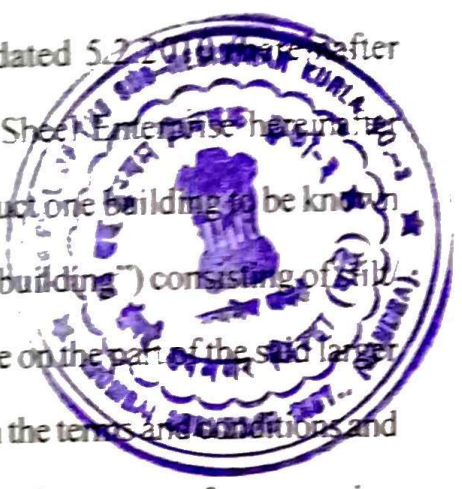
- A. M/s Jaycee Developers were absolutely seized of and possessed and otherwise well and sufficiently entitled to properties at Village Chandivali, Taluka Andheri bearing Survey No. 6 and CTS No 11-B/11, CTS No 11-B/11/28 to 93, CTS No 11-C(PT), CTS No 11-H, 11-H/106, 122 to 190 admeasuring 59878.10 sq. mtrs. or thereabouts in the Registration District and Sub-District of Bombay City and Bombay Suburban and in the district of the Bombay Suburban and more particularly described in the FIRST schedule hereunder written (hereinafter referred to as "the said entire property");
- B. The said M/s Jaycee Developers had prepared a private layout and notionally subdivided the said entire property into 22 sub plots with provisions for internal roads, amenities, open space and recreation ground therein;
- C. The said M/s Jaycee Developers had by three separate development agreements dated 29th December, 1998, 10th October, 1998 and 29th December, 1998 respectively granted development rights in respect of three sub-plots bearing Nos. 15,16 and 17 respectively to the Party of the First Part therein admeasuring about 6802 sq. mtrs. in aggregate which is more particularly described in the SECOND schedule written hereunder (hereinafter collectively referred to as "the larger property");
- D. The Competant Authority's permission under the Urban Land (Ceiling & Regulations) Act, 1976 (hereinafter referred to as "ULC act") vide Order bearing No C/ULC/6(i)/SR.VII-662 to 666/Desk.5 dated 06.09.1994 holding the entire property to be within ceiling limit/non-vacant permitting redevelopment of the entire property, has been obtained.
- E. The Party of the First Part intend to develop a part of said larger property by availing TDR FSI and construct one building bearing to be known as "Panchvati- B" (hereinafter referred to as "the said building") consisting of stilt/podium plus fifteen



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upper floors for Residential purpose on part of said larger property described in the Second Schedule written hereunder:

- F. The Party of the First Part have vide Agreement dated 5.2.2010 (hereinafter referred to as "said Agreement") permitted M/s. Panch Sheel Enterprises hereinafter referred to as the 'Developers' to complete and construct one building to be known as "Panchvati- B" (hereinafter referred to as "the said building") consisting of five podium plus fifteen upper floors for residential purpose on the part of the said larger property hereunder written as per sanctioned plan upon the terms and conditions and in the manner contained therein and the developers are in the process of commencing and completing the construction of the said building;
- G. As per the said Agreement, the Party of the First Part are entitled to retain, sell and dispose of 50 % of the constructed area of the said building to such person(s) and on such terms and conditions as the Party of the First Part may deem fit and proper and appropriate the sales proceeds arising therefrom at the absolute discretion of the Part of the First Part;
- H. The Party of the First Part have appointed Mr. T. N. Shaldar, as the Architect for the said building who is registered with the council of Architects;
- I. The Party of the First Part have also appointed M/s Paras Consultants as Structural Engineer for preparation of structural designs and drawings of the said building, and which appointment has been accepted by the Developers for the purpose of professional supervision till the completion of the said building to be constructed on the part of the said larger property;
- J. The Party of the First Part have vide file bearing No.CE/3683/BPES/AL dated 01.09.2004 has got the plans approved from Municipal Corporation of Greater Mumbai for construction of said building on the said part of the larger property containing flats;



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N. The Party of the Second Part approached the Party of the First Part for allotment of the Flat in the said building proposed to be constructed on the said part of the larger property described in the Second Schedule hereunder written and the Party of the First Part relying upon the application declarations and agreements herein contained of the Party of the Second Part agrees to sell to the Party of the Second Part the Flat at the price and on the terms and conditions more particularly hereinafter appearing.

O. The Party of the Second Part has/have entered into this Agreement with full knowledge of all terms and conditions in the documents, papers, plans, orders, schemes etc.;



P. Under Section 4 of the Maharashtra Ownership Flats Act, the Party of the First Part are required to execute a written Agreement for Sale of the said Flat in favour of the Party of the Second Part being in fact these presents and register the said Agreement under the Indian Registration Act and accordingly the Party of the First Part have at the request of the Party of the Second Part agreed to execute these presents.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Party of the First Part has agreed to construct the said building to be known as "Panchvati - B" comprising of stilt/podium plus fifteen upper floors on the said part of the larger property more particularly described in the Second Schedule hereunder written in accordance with the plans, designs and specifications approved by the MCGM and other local authorities which has been seen and approved by the Party of the Second Part with only such variations and modifications as the Party of the First Part may consider necessary or as may be required by the concerned local authority/Government to be made in them or any of them from time to time. The Party of the Second Part shall have no claim over limited common area save and except as expressly granted. The nature, extent and description of the facilities/limited

Handwritten signature/initials in blue ink.

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common area are more particularly described in the Annexure "C" and "D" hereunder written.

2. The Party of the Second Part agrees to purchase from the Party of the First Part and the Party of the First Part agrees to sell to the Party of the Second Part Flat No. 1406 in the said building known as "Panchvati-B" on 14 floor, measuring 652 sq. ft. (carpet area inclusive of the balconies and exclusive of the area of lift landings, lobbies and staircases) in the said building. The flat is delineated in red colour boundary line on the plan annexed hereto and marked as Annexure "F" (hereinafter referred to as "the Flat") for the price of Rs. 1,05,46,000 (Rupees One crore five lacs forty six thousand only), which includes the proportionate amount of common areas and facilities appurtenant to the flat. The nature, extent and description of the common/limited area and facilities are more particularly described in the list annexed hereto and marked as Annexure "C" & "D" and to be paid to the Party of the First Part as follows:-

- | | | |
|----|------------------------|---|
| a. | Rs. <u>23,81,000/-</u> | Earnest money on or before the execution of this Agreement. |
| b. | Rs. _____ | On completion of plinth. |
| c. | Rs. _____ | On completion of first slab. |
| d. | Rs. _____ | On completion of second slab. |
| e. | Rs. _____ | On completion of third slab. |
| f. | Rs. _____ | On completion of fourth slab. |
| g. | Rs. _____ | On completion of fifth slab. |
| h. | Rs. _____ | On completion of sixth slab. |
| i. | Rs. _____ | On completion of seventh slab. |
| j. | Rs. _____ | On completion of eighth slab. |
| k. | Rs. _____ | On completion of ninth slab. |
| l. | Rs. _____ | On completion of tenth slab. |
| m. | Rs. _____ | On completion of eleventh slab. |
| n. | Rs. _____ | On completion of twelfth slab. |
| o. | Rs. _____ | On completion of thirteenth slab. |

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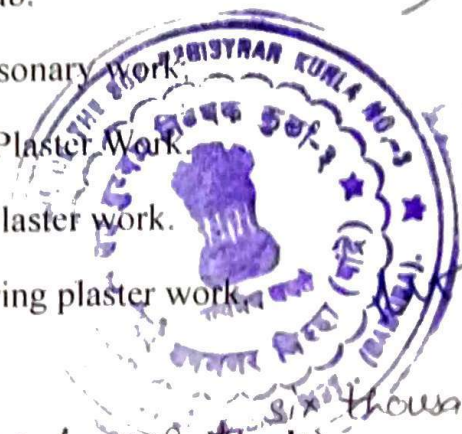
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- p. Rs. — On completion of fourteenth slab.
- q. Rs. — On completion of fifteenth slab.
- r. Rs. — On completion of terrace slab.
- s. Rs. — On completion of Brick Masonary Work.
- t. Rs. — On completion of External Plaster Work.
- u. Rs. — On completion of Internal Plaster work.
- v. Rs. — On completion of tiles/flooring plaster work.
- w. Rs. 81,65,000/- On Possession

Total Rs. 1,05,46,000/- (Rupees one crore five lacs forty ^{six thousand.} only)



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3. The Party of the First Part hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Party of the Second Part, obtain from the concerned local authority occupation and/or completion certificate in respect of the said building.

4. The Party of the Second Part do hereby grant and/or confer upon the Party of the First Part the irrevocable right and/or authority to complete the construction of the said building by consuming the TDR FSI to the maximum on the part of the larger property in such manner as the Party of the First Part in its absolute discretion deem fit at present or in the future. The layout of the building proposed to be constructed by the Party of the First Part on the said part of the larger property described in the Schedule is annexed hereto as **Annexure "B"** and the said building in which the Party of the Second Part has been allotted the flat is delineated by red colour boundary line as in **Annexure "E"**. In addition to the aforesaid, the Party of the Second Part doth hereby further grant and/or confer upon the Party of the First Part the irrevocable right and/or authority to construct additional floors/buildings as the Party of the First Part may think fit and proper by consuming TDR FSI which is available in respect of the said larger property and/or any additional FSI which shall hereafter become available after the construction of the building in respect of the said

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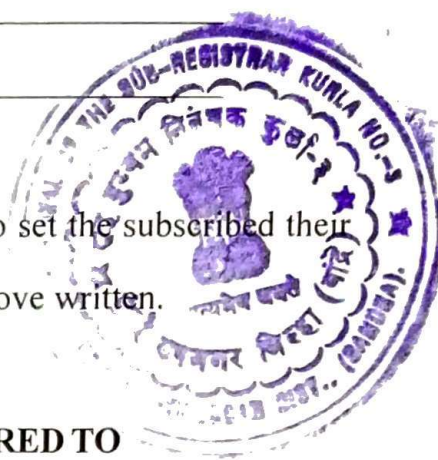
41. All notices to be served on the Party of the Second Part as contemplated by this Agreement shall be deemed to have been duly served if sent to the Party of the Second Part by ordinary post at his/her address specified below.

Name : Rahul Geopichand Gupta / Radha Rahul Gupta
 Address : 903, Panchmahal Bldg, Panchshristi Complex,
Powai, Mumbai - 400 072.

Let
RG.
Let
RG.

Phone : Office : _____ Res. : _____

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



THE FIRST SCHEDULE ABOVE REFERRED TO

Firstly :

All that piece or parcel of land or ground being a portion of Survey No.6 (Pt), C.T.S. No. 11 (Part) of village Chandivali, situated in the Registration District and Sub-District of Mumbai Suburban and containing by admeasurement 37,739 sq. meters or thereabouts and shown on the plan thereof annexed thereto by red coloured boundary line and known as Quarry No.10-A and bounded as follows, that is to say :

- On or towards the North : By Survey No.6(Pt) of Chandivali Village Quarry No.11 Run by M/s. Bharat Stone and Metal Supply Co.
- On or towards the South : By Survey No.6(Pt) of Chandivali Village.
- On or towards the East : By boundary of Village Powai &
- On or towards the West : By 40 ft. road

John

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Secondly:

All that piece or parcel of land or ground being a portion of Survey No. 6 (pt), C. T. S. No. 11 (Part) of village Chandivali, situated in the Registration District and Sub-District of Mumbai Suburban and containing by admeasurement 26,217.56 sq. meters or thereabouts and shown on the plan thereof annexed thereto by red coloured boundary line and known as Quarry No. 11 and bounded as follows, that is to say:

- On or towards the North : By Survey No. 6 Chandivali Village
- On or towards the South : By Survey No. 6 of Chandivali Village.
- On or towards the East : By boundary of Village Powai &
- On or towards the West : By Survey No. 6 Chandivali Village



THE SECOND SCHEDULE REFERRED TO ABOVE

All that piece or parcel of land or ground admeasuring about 6802 Sq. mtrs. or thereabouts bearing Sub Plot No. 15, 16, and 17 alongwith additional F.S.I. of internal roads admeasuring ___sq. mtrs on prorata distribution and situated at Plot bearing S. No. 6 (Part) and C.T.S. No. 11-B/22, C.T.S. No. 11-B/11/28 to 93, C.T.S. No. 11-C (Pt), C.T.S. No. 11-H, 11-H/106, 122 to 190 of Village Chandivali, Taluka Kurla is Mumbai Suburban District.

SIGNED, SEALED AND DELIVERED by)
 the within named the Party of the First Part)
M/S. GIRISH & ASSOCIATES)
 in the presence of)

[Handwritten signature]



[Handwritten initials] RG.

SIGNED, SEALED AND DELIVERED by
the within named the Party of the Second Part)

_____)
in the presence of

RECEIVED of and from the within named)
the Party of the Second Part, against Flat No)
1406 the sum of Rs. 23,81,000/-)
(Rupees Twenty three lac eighty one)
thousand - being the amount of earnest or)
deposit stated to be paid by him/her/them to us by)
Cheque /Pay Order bearing No _____ dt _____)
drawn on _____)
as per receipts issued.

Mathew Pereira
Pereira



R. K. Gupta

Radha Gupta



WE SAY RECEIVED

For GIRISH & ASSOCIATES

[Handwritten signature]

Partner/Authorised Signatory

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RK RG

1. ...
 2. ...
 3. ...
 4. ...
 5. ...

Date 11
 Date 11
 Year 20

le Article 2


C.S/C.T

DELIVERED

₹ 30000.00
 ₹ 24000.00
 ₹ 32400.00

...

_Rate Value


 KRLD

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सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

. Mt. Ma

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1. दायकाना प्रकार By Demand Draft रकम ₹ 30000/-
 सीडी धनादेश पे अंशर क्रमांक 044081 दिनांक 01/01/2013
 बँकन नाव व पत्ता ICICI Bank
 2. दायकाना प्रकार By Cash रकम ₹ 24000/-

DELIVERED

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

'2.71

Value 10

Paid

27300

Reg paid on
 Months
 Doc.NO

Registration 30000
 Penalty
 Scanning

Total



1) S.D. in favour of * Rs 10

2) R.Fees in favour of

THANE BHARAT SAHAKARI BANK LTD A/C STAMP DUTY
(Bank confirmation letter)

day January 18 2013
27 PM

पावती

3

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र. 666

दिनांक: 18/01/2013

बाचे नाव चांदिवली
नोंदणीचा अनुक्रमांक: करण3-620-2013
नोंदणीचा प्रकार: करारनामा
दिएर करणाऱ्याचे नाव: राहुल गोपीचंद गुमा

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2400.00

पृष्ठांची संख्या: 120

DELIVERED

एकूण:

₹. 32400.00

पणाम हा दस्तऐवज अंदाजे 4:47 PM ह्या वेळेस मिळेल आणि मोबत थंबनेल प्रत व CD
बावी.

KRL3

बाजार मूल्य: ₹. 8374500/-

भगनेले मुद्रांक शुल्क: ₹. 527300/-

मोबदला: ₹. 10546000/-

**सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)**

1) देयकाचा प्रकार: By Demand Draft रक्कम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 044081 दिनांक: 01/01/2013

बँकेचे नाव व पत्ता: ICICI Bank

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 2400/-

DELIVERED

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळाली

VALUATION

Name **rahul gupta 1406**

Date **18/01/2013**
 Estimate Date **18/01/2013**
 Year **2013**

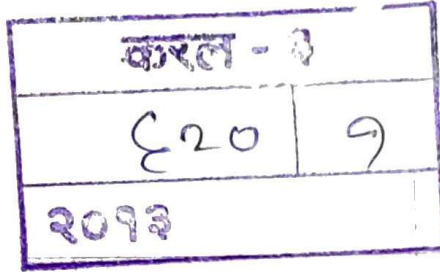
Mobile Article **Article 25(b)**

Property **Residential** Div/Village **CHANDIVALI** Zone/Sub **115/542** C.S/C.T.S **11**

Year of Construction No of Floors Project

Market Rate	Floor +10%	NFRD	LAREA	Dep	Chrg Mkt.Rate	LRate	Value after Dep
104700	10470				115170		

Property	Sq.Ft	Applicable Mkt. Rate	Sq. Mt.	Market Value
Flat	782.00	115170	72.71	8374011
Terrace				
Closed Garage				
Open Garage				
Ground /Upper				
Lower Ground				
Second / Abv				
Basement				
Mezzanine				
Total	782.00	Esha Technologies	72.71	8374011



Mkt Value for Lease Deed

Mkt Value Rounded	8374500	Agreement Value	10546000
Stamp paid on		Amt	Paid
Date of Exe	Description	527300	527300
Reg paid on	Stamp Duty		
Months	Penalty	30000	30000
Doc.NO	Registration		
	Penalty		
	Scanning		
	Total		30000



THANE BHARAT SAHAKARI BANK LTD A/C STAMP DUTY
 (Bank confirmation letter)

- 1) S.D.in favour of * **Rs 10**
- 2) R.Fees in favour of **Rs 30000**
- 3) Scanning fees

Rs/- 20 per page in cash

- Requirments :** 1) Property Card 2) C.C.,I.O.D 3) Occupation Certificate 4) B.M.C.Assessment Tax Copy
 5) PAN CARD Copy of both parties 6) Light Bill or Phone Bill for Depreciation

* Stamp duty amt = Stamp duty + Penalty + Rs 10.00 charged by bank (Service charge)