

BETWEEN

MR. ARUN SATISH ARYA, aged 46 years, an adult, Indian Inhabitant, Owner of Flat No.403, 'B' Wing, Fourth Floor, Prahudham CHS, Plot No.6, Sector 6, Ghansoli, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE SELLER" (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 **FIRST PART:**

AND

1) DHANSHREE A. THOSAR, aged 30 years, (PAN NO.AFMPPT9402L), 2) ADITI ANAND THOSAR, aged 60 years, (PAN NO.ABVPT5076D), both adults, Indian Inhabitants, residing at 2nd Floor, Room No.28, Murlidhar Niwas, S.S. Wagh Road, Naigaon, Dadar (E), Mumbai 400 004, hereinafter for brevity's sake called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, executors, administrators) of the **SECOND PART.**

WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a Govt. company within the meaning of the Companies Act, 1956, (hereinafter referred to as 'The Corporation') having its registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai-400021, is a New Town Development Authority, under the provisions of sub-sec, (3-a) of Section 113 of Maharashtra Regional & Town Planning Act, 1956, (Maharashtra Act No. - xxxviii of 1956) hereinafter referred to as the said Act.

AND WHEREAS the State Government in pursuance of Section 113(I) of the said Act acquired the land described therein and vested such lands in the said corporation for Development and disposal.

AND WHEREAS by an Agreement To Lease Dt. 26.02.2003 made and entered into between the said M/S CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (herein referred to as the Corporation of the One Part and M/S. AARTYAN BUILDERS & DEVELOPERS (therein referred to as the Licensee of the Other Part and hereinafter referred to as the said 'PROMOTERS'), the said corporation agreed to grant to the Licensee a lease of all that piece or parcel of land for Commercial cum Residential user bearing Plot No.6, in Sector 6, of Ghansoli, Navi Mumbai containing by admeasurement 987.46 Sq. Mtrs or thereabouts on the terms and conditions contained in the said Agreement.



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DESCRIPTION OF THE PROPERTY

All that piece and parcel of Flat room premises bearing No 403 situated in B Wing, 4th Floor, Plot No 6, Sector 6, Chansoli, Navi Mumbai.

IN CONSENT OF THE ABOVE, I HAVE SIGNED AND EXECUTED THIS POWER OF ATTORNEY ON THIS THE 21st DAY OF NOVEMBER 2011.

24/11/2011	2011
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Executant