

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is executed here at Mumbai  
Mumbai-Maharashtra on this \_\_\_\_\_ day of \_\_\_\_\_  
2023.

BETWEEN

Mr. DAMJI ANANDA PATEL, aged 39 years holding PAN  
No. ALRPP9981F & Mrs. JAYSHRI DAMJI PATEL, aged 33  
years holding PAN No. CFMPP3428J, all adults, Indian  
Inhabitants of Mumbai, having address at: Flat No. 1103,  
Camelia-A, VASANT OASIS CAMELLIA CHS LTD,  
Makwana Road, Marol, Andheri East, Mumbai - 400059,  
hereinafter referred to as the "TRANSFERORS" (which  
expression unless it be repugnant to the context or meaning  
thereof shall mean and include their heirs, executors,  
administrators and assigns) of the ONE PART

A N D

Mr. RAHUL RAMESH JAIN, aged 35 years, holding PAN No.  
AJKPJ7834Q Indian Inhabitant, having address at Flat No. B-  
603, Dilkhush Co-operative Housing Society Ltd., J.B. Nagar,  
Near Ganesh Mandir, Andheri East, Mumbai - 400059,  
hereinafter referred to as the "TRANSFEEEE" (which  
expression unless it be repugnant to the context or meaning  
thereof shall mean and include his heirs, executors,  
administrators and assigns) of the OTHER PART.

WHEREAS the TRANSFERORS are the registered members of VASANT OASIS CAMELIA CO-OPERATIVE HOUSING SOCIETY LIMITED, registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co - Operative Societies Act' 1960, vide registration No. MUM/W-KE/HSG/(TC)/16289/2021-22 YEAR 2021 dated \_\_\_/\_\_\_/\_\_\_ (hereinafter referred to as "SAID SOCIETY") and by virtue of being the members of the said society, they have been holding on ownership basis Flat No. 1103 on 11<sup>th</sup> Floor, Building known as CAMELIA-A-WING, Vasant Oasis Camelia Co-operative Housing Society Limited, Vasant Oasis Makwana Road, Marol, Andheri (East), Mumbai - 400 059, admeasuring 62.93 Sq. Meters Carpet area with 1 (One) Open Single Car Parking Space bearing No. 4 (Open Single) at E-Deck Level, hereinafter collectively referred to as "SAID FLAT".

WHEREAS by virtue of diverse document/s, the said M/s. Neepa Real Estates Private Limited, a Company incorporated under the provisions of Companies Act, 1956, having its registered office at Hallmark Business Plaza, Unit Nos. 1201, 1203 & 1204, 12th Floor, Sant Dynaneshwar Marg, Kalanagar, Bandra (East), Mumbai - 400051, (assessed to income tax under PAN AAACN1884C) hereinafter referred to as "the Builders", are absolutely seized and/or possessed of or otherwise well and sufficiently entitled to the immoveable property bearing CTS No. 246, 337-A/1 (p), 337-A/2 (p), 340 (part), 341A, 343A, 344A, 345A, 345 / 1 to 55, 345 / 56A, 345 /

57A, 345 / 58A/1, 345 / 59, 345 / 60 (part), 345/ 61A to 345 / 65, 345 / 69 to 345 / 72, 348, 349, 350, 353, 355A, 357, 388 pt., 401, 437 (part), 438 (part), 463-A (part), 466 (part), 469 (part), 657 (part) and Survey No. 32A, Hissa No. 6, and now bearing C.T.S. No. 345A/1 within Village limits of Village Marol, Taluka Andheri, District Mumbai Suburban, District Mumbai Suburban as per plans sanctioned by Municipal Corporation of Greater Mumbai and as per Development rules prevailing at the relevant time.

In accordance with the authorizations and/or permissions conferred under the said diverse document/s the said Builders have interalia commenced and completed the development works in respect of said property by constructing new building/s thereon in accordance with the requisite permissions and/or construction plans sanctioned by the Brihanmumbai Municipal Corporation and/or concerned authorities. By and under an Agreement for Sale dated 10<sup>th</sup> day of November 2017 ("the said Agreement") executed between the Builders "NEEPA REAL ESTATES PRIVATE LIMITED" and Mr. DAMJI ANANDA PATEL & Mrs. JAYSHRI DAMJI PATEL jointly and duly registered under the Registration Act under Serial No. BDR4-9972-2017 dated 13/11/2007 by the Jt. Sub-Registrar of Assurance (Andheri-2) M.S.D., the Builders have agreed to allot to the TRANSFERORS and the TRANSFERORS have agreed to acquire from the Builders a Flat being Flat No. 1103 ("the said Flat") admeasuring 62.93 square meters (Carpet Area)

located on 11<sup>th</sup> Floor of the building known as "CAMELIA-A-WING" ("the said Building") in the residential complex known as 'Vasant Oasis'" being constructed on the land more particularly described in the Schedule of the said Agreement ("the said Property") with 1 (One) Car Parking Space (Single Configuration) in the said building ("the said Car Parking Space") for a Value Rs. 1,87,23,970/- (Rupees One Crore Eighty Seven Lakhs Twenty Three Thousand Nine Hundred Seventy only) & deposits & charges as per ledger attached by the builders and on the terms and conditions recorded therein. The said Flat and the said Car Parking Space shall hereinafter be collectively referred to as "the said Premises" and are more particularly described in the Schedule hereunder written. Floor plan of the said Flat is annexed hereto;

AND WHEREAS the TRANSFERORS have since paid the full and entire consideration thereof and are presently holding the Said Flat on Ownership Basis.

AND WHEREAS the TRANSFERORS are absolutely seized and possessed off and well and sufficiently entitled to Said Flat and the Said Shares of the Society Viz. Vasant Oasis Camelia Co - operative Housing Society Limited.

That being the owners of the said Flat and further being the members of the said Society, the Transferors herein were jointly allotted with 10 (ten) fully paid-up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive Nos. from \_\_\_\_ to



\_\_\_\_ (both inclusive) as comprised in the Share Certificate No. \_\_\_\_ dated \_\_\_\_\_ as issued by the said Society (hereinafter referred to as the "said Shares" for the sake of brevity);

AND WHEREAS the TRANSFERORS have represented to the TRANSFEREE that they have been holding the Said Flat and the Said Shares as stated hereinabove and being the members of the said society, they are desirous of disposing off their rights, title and interest in the Said Flat and the membership of the said Society and the TRANSFEREE herein having inspected in person and satisfied with the title and state of the Said Flat in as is where is condition, has agreed to acquire all the rights, title and interest of the TRANSFERORS in the Said Flat along with the Said Shares and the membership along with the deposits, sinking fund of the said society on the following terms and conditions:-

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

1. The TRANSFERORS hereby agree to sell, transfer and assign all their rights, title and interest in the Said Flat being Flat No. 1103 on 11<sup>th</sup> Floor, Building known as CAMELIA-A-WING, Vasant Oasis Camelia Co-operative Housing Society Limited, Makwana Road, Marol, Andheri (East), Mumbai - 400 059, admeasuring 62.93 Sq. Meters Carpet area with 1 (One) Open Single Car Parking

Space bearing No. 4 (Open Single) at E-Deck Level in the said building and the TRANSFEREE has agreed to acquire all their rights, title and interest in the Said Flat and the membership of the Said Society.

2. The TRANSFERORS hereby agree to transfer and assign all their rights, title and interest in the Said Flat along with ten (10) shares of the said society pertaining to the use and occupation of the Flat No. 1103 on 11<sup>th</sup> Floor, Building known as CAMELIA-A-WING, Vasant Oasis Camelia Co-operative Housing Society Limited., Makwana Road, Marol, Andheri (East), Mumbai - 400 059, admeasuring 62.93 Sq. Meters Carpet area with 1 (One) Open Single Car Parking Space bearing No. 4 (Open Single) at E-Deck Level and the membership of the said society for a total consideration of Rs. 2,01,00,000/- (Rupees Two Crore One Lakh only) and the TRANSFEREE herein has agreed to acquire the same on payment of Rs. 2,01,00,000/- (Rupees Two Crore One Lakh only) being the total consideration inclusive of everything in lump-sum which.
3. The TRANSFERORS hereby agree to sell and transfer all their beneficial rights, title and interest in respect of Flat No. 1103 on 11<sup>th</sup> floor, Building known as CAMELIA-A-WING of the Vasant Oasis Camelia Co - operative Housing Society Limited; for a total consideration of Rs.

2,01,00,000/- (Rupees Two Crore One Lakh only) being the total consideration payable as under:

- a. A sum of Rs. 31,00,000/- (Rupees Thirty One Lakhs only) is payable by the TRANSFEREE to the TRANSFERORS at the time of or prior to the registration of this Agreement for Sale, towards part consideration for the Said Flat, subject to deduction of TDS @ 1% of the Agreement Value as stated in clause 3(b).
  - b. An amount of Rs. 2,01,000/- (Rupees Two Lakh One Thousand only) will be deducted by the TRANSFEREE as Tax Deducted at Source under the provisions of the Section 194-I-A of the Income Tax Act, 1961. The TRANSFEREE will deposit this amount with Government of India and provide to the TRANSFERORS the relevant Tax Deduction Certificates - TDS Challan and the Form 26QB (with the TRANSFERORS admits that such a payment of Rs. 2,01,000/- (Rupees Two Lakh One Thousand only) to the Government of India under the Income Tax Act, 1961 will form a part of the consideration for the Said Flat), and
4. The Balance sum of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs only) is payable by the TRANSFEREE to the TRANSFERORS within one month through housing loan.

5. [i.e. Balance/approx. a sum of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs only) to the Transferors to STATE BAN OF INDIA for loan clearance and another sum of Rs. 40,00,000/- (Rupees Forty Lakhs only) after the original Agreement have been received from the STATE BANK OF INDIA] (subject to issuance of NOC from Society and No Dues Certificate from STATE BANK OF INDIA), towards the balance full and final consideration for the Said Flat, simultaneously against the TRANSFERORS handing over the vacant and peaceful possession of the Said Flat to the TRANSFEREE to be paid from their own self funds as the case may after submitting all chain of agreements.
6. The TRANSFERORS shall obtain sale N.O.C. from the said Society i.e. VASANT OASIS CAMELIA CO - OPERATIVE HOUSING SOCIETY LIMITED, in order to facilitate the TRANSFEREE to obtain / acquire the Said Flat and the Said Shares of the Society.
7. The TRANSFERORS shall deliver to the TRANSFEREE vacant and peaceful possession of the Flat along with the permanent fixtures and fittings, as is where is basis on receipt and realization of the full and final consideration mentioned herein above.
8. The TRANSFERORS undertake to pay and clear off the charges payable to the Society by way of Municipal Taxes and other Society outgoings / dues or any other dues of

any nature whatsoever relating to the Said Flat up to the date of handing over the possession of the Said Flat to the TRANSFEREE.

9. The TRANSFEREE hereby agrees to pay all and any charges, dues, outgoings, Municipal Taxes, electricity bill, other Society outgoings / dues relating to the Said Flat effective from the date of taking over the possession of the Said Flat. The TRANSFEREE also hereby declares and undertakes that he will abide by the rules and regulations and bye - laws of the society, without any reservation whatsoever.
10. The TRANSFERORS shall also pay and clear the Electricity / Telecom Services and Mahanagar Gas Ltd or any other utility bills relating to the Said Flat up to the date of handing over the possession of the Said Flat to the TRANSFEREE.
11. All liabilities in respect of the said flat, upto the date of handing over the possession of the Said Flat, i.e. towards the Society, Electricity Board / Telecom Services / Mahanagar Gas or any other person/s and/ or party/ parties shall rest with the TRANSFERORS alone. Likewise all liabilities in respect of the said flat, after taking over the possession of the Said Flat i.e. towards the Society, Electricity Board / Telecom Services / Mahanagar Gas or any person/s and/ or party/ parties

shall rest with the TRANSFEREE alone. Both the parties shall keep each other indemnified in this respect.

12. The TRANSFERORS hereby covenant with the TRANSFEREE that notwithstanding any act, deed, matter or thing whatsoever by the TRANSFERORS or any person or persons lawfully or equitably claiming by, from, through, under or in trust for the TRANSFERORS made, done, committed, omitted or knowingly suffered to the contrary, the TRANSFERORS have in themselves good right, full power and absolute authority to sell and transfer the Said Flat and the Said Shares in favour of the TRANSFEREE and that their ownership thereof is valid and subsisting in law for all purposes and in all respects and that the TRANSFERORS have not done, committed or omitted to do any act, deed, matter or thing whereby the ownership of the Said Flat and the Said Shares may be rendered void or voidable for any reasons or on any count.
13. The TRANSFERORS hereby jointly and severally declare that:
  - a) they are the absolute joint owners of the Said Flat and the Said Shares including the rights, title, interest and benefits attached thereto and no one else has any right, title or interest in the Said Flat and the Said Shares;

- b) they have not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason whereof the TRANSFERORS are prevented or prohibited from dealing with, disposing off or transferring their right, title and interest in respect of the Said Flat and the Said Shares;
- c) the TRANSFERORS will at the request of the TRANSFEREE whenever required at reasonable times do and execute or cause to be done and execute all such acts, deeds, things and documents for more perfectly assuring the Said Flat and the Said Shares, and all the benefits attached thereto in favour of the TRANSFEREE at the cost of the TRANSFEREE;
- d) the Said Flat and the Said Shares are not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and they have not given any undertaking to the Taxation Authorities so as not to deal with or dispose off their right in the Said Flat and the Said Shares and they are fully competent and entitled to sell, transfer and convey the Said Flat and the Said Shares to the TRANSFEREE;
- e) there are no proceedings pending in any Court of Law touching or affecting the Said Flat and the Said Shares;

- f) there are no insolvency proceedings pending or contemplated against the TRANSFERORS;
- g) their title to the Said Flat and the Said Shares is clear, marketable and free from all encumbrances;
- h) That there is no impediment or restraint or injunction against the TRANSFERORS in respect of the Said Flat and the Said Shares whereby they have been prevented from selling or transferring the Said Flat and the Said Shares to the TRANSFEREE.
- i) That the TRANSFERORS hereby declare and warrant that there is a Loan from STATE BANK OF INDIA and the same shall be repaid in full in terms of clause above prior to handing over the vacant and peaceful possession of the said flat to the TRANSFEREE. The TRANSFERORS undertake to clear the Charge and Lien created in favour of STATE BANK OF INDIA on the said Flat. The TRANSFERORS represent and warrant that there is no other claim, right, title and interest whatsoever nature in respect of the Said Flat from anyone else and the TRANSFERORS hereby warrant and indemnify that the title of the Said Flat is clear, free from all encumbrances and marketable;
- j) Relying upon the aforesaid declarations and representations of the TRANSFERORS and believing the same to be true and correct, the TRANSFEREE has agreed to purchase and acquire



the Said Flat and the Said Shares from the TRANSFERORS.

14. The sale shall be completed on receipt of the full and final consideration by the TRANSFERORS as provided in Clause 3 hereinabove against the TRANSFERORS handing over the peaceful and vacant possession of the Said Flat to the TRANSFEREE. Any further documents that may be required to be executed for more perfectly transferring the right, title and interest in respect of the Said Flat together with the benefits of the deposit money, sinking fund or any other deposits lying credited with the society / local authority in respect of the Said Flat in favour of the TRANSFEREE shall be executed by the TRANSFERORS at the cost of the TRANSFEREE simultaneous with the receipt of full and final consideration and handing over possession of the said flat.
15. Subject to receiving (after clearance and credit to the TRANSFERORS account if paid by Demand Draft/Cheque) the full and final consideration the TRANSFERORS relinquish and surrender all their rights, title and interest in the membership of the said Society, the Share Certificate and the Said Flat in favour of the TRANSFEREE forever.
16. On receipt of the balance full and final payment as mentioned, the TRANSFERORS will hand over all their

original chain documents along with the Share Certificate pertaining to the Said Flat to the TRANSFEREE.

17. At the time of completion of the sale (a) the TRANSFERORS shall by an appropriate writing resign as members of the said society and request the society to admit the TRANSFEREE as member of the society in place of the TRANSFERORS; (b) the TRANSFEREE shall apply to the said society to become member of the said society and (c) the TRANSFERORS and the TRANSFEREE shall duly complete and sign the requisite transfer forms and other relevant forms, declarations for transfer of the said shares from the names of the TRANSFERORS to the name of the TRANSFEREE.
18. The TRANSFERORS undertake to execute any such documents, if any, required by the said society or any other authority or the TRANSFEREE for effectually transferring the Said Flat and the Said Shares unto the favour of the TRANSFEREE. However, in future, they undertake to co-operate with the TRANSFEREE and will execute all such further papers / documents / writings whatsoever for the effective transfer of the Said Flat in the name of the TRANSFEREE at the cost of the TRANSFEREE.
19. All out-of-pocket expenses and such other expenses as may be required to be incurred for execution of these presents, including Stamp Duty and Registration Charges

thereof, shall be paid by the TRANSFEREE alone, except for the Society's transfer charges, which has already been paid by the TRANSFEREE only. Legal expenses and Advocate's fees, if any, incurred by any party shall however, be borne by each party respectively.

20. The TRANSFERORS hereby jointly and severally agree to indemnify and keep the TRANSFEREE indemnified, saved defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the TRANSFEREE may suffer or incur on account of any claim or demand made or raised by any person or persons claiming by, through or in trust for the TRANSFERORS in respect of the Said Flat and the Said Shares in relation to the period prior to the execution hereof. The TRANSFERORS shall at their own cost and expenses get such claim, if any, released to the satisfaction of the TRANSFEREE.
21. The TRANSFERORS hereby undertake and declare that in case any nomination, assignment, lien or charge in respect of the Said Flat and the Said Shares have been made and / or created by the TRANSFERORS and / or any one claiming through them prior to this day, in favour of any person or persons other than the said TRANSFEREE, the same shall after the execution of THESE PRESENTS, be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and

not binding upon the said society and / or the TRANSFEREE.

22. The TRANSFERORS hereby declare that no member either major or minor of the family has any right, title and interest in the Said Shares and the Said Flat in any manner whatsoever and that they are in exclusive use and / or occupation of the Said Flat in any manner whatsoever.
23. The TRANSFERORS hereby undertake to execute, at the cost of the TRANSFEREE any other documents, which may be required and lawful by the TRANSFEREE to make the title of the Said Flat complete and absolute without claiming any extra charges or compensation. The TRANSFERORS also agree and undertake to co-operate with the TRANSFEREE and also to appear personally as and when required, for the Registration of this Agreement with the concerned authorities of Joint Sub-Registrar of Assurances, Taluka Andheri-Mumbai Suburban District.
24. That the TRANSFERORS herein are absolutely and fully responsible & liable to pay all the taxes, dues / arrears of State Government / Central Government / Service Tax Authority, Central Excise Dues / Taxes, Income Tax, VAT, Municipal and Local Taxes, Property Taxes, Loans or any kind of outstanding and arrears due and pending

as on date to any concerned department in respect of the Said Flat till the handing over of the Said Flat.

25. The TRANSFERORS agree to transfer Said Shares and their interest in the Said Flat to the TRANSFEREE and the TRANSFEREE is entitled to hold, possess, occupy and enjoy the Said Flat without any interruption from the TRANSFERORS or anyone else claiming through them. The TRANSFERORS hereby further declare that they have full right and absolute authority to enter into this Agreement for sale and transfer the Said Flat and that they have not done or performed any act, deed, matter or things whatsoever whereby they may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the TRANSFEREE may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour or whereby quiet and peaceful enjoyment possession of the TRANSFEREE in respect of the Said Flat may be disturbed.
  
26. The Transferors and TRANSFEREE agree that This Agreement contains the whole agreement between the (Transferors) and Transferee pertaining to the subject matter hereof and supersedes & cancels all prior agreements, memorandum of understandings, negotiations and discussions recorded & un-recorded between the parties and there are no representations,

warranties, covenants, conditions or other terms other than expressly contained in this Agreement.

27. This Agreement has been executed in Mumbai, the payments are made in Mumbai and the Said Flat is situated in Mumbai, hence it is subject to jurisdiction of Mumbai's court of law.

SCHEDULE OF THE PROPERTY

The Transferors hereby agree to transfer in favour of the Transferee together with rights, title and interest in Residential Flat No. 1103, 11<sup>th</sup> Floor, CAMELIA-A-WING, VASANT OASIS CAMELIA CO-OPERATIVE HOUSING SOCIETY LIMITED, Makwana Road, Marol, Andheri (East), Mumbai - 400 059, admeasuring 62.93 Sq. meters carpet area, with 1 (One) Open Single Car Parking Space bearing No. 4 (Open Single) at E-Deck Level along with 10 (ten) fully paid up shares of Rs. 50/- each bearing distinctive Nos. from \_\_\_\_ to \_\_\_\_ (Both Inclusive) under Share Certificate No. \_\_\_\_ issued by VASANT OASIS CAMELIA CO-OPERATIVE HOUSING SOCIETY LIMITED, of the building as standing on the Plot of Land bearing C.T.S. No.345A/1 to 345A/3 and 345A/5 to 345A/7 of Village Marol, Taluka Andheri District Mumbai Suburban, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, within Greater Mumbai. The said Building is of RCC construction Ground (pt) + 2 Level Podium (pt) + 3<sup>rd</sup> to 24<sup>th</sup> upper floors only with Lift Facility available.

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED by )

withinnamed the *TRANSFERORS* )

Mr. DAMJI ANANDA PATEL )

& )

Mrs. JAYSHRI DAMJI PATEL )

In presence of )

SIGNED AND DELIVERED by the )

Withinnamed *TRANSFeree* )

Mr. RAHUL RAMESH JAIN )

In presence of )

RECEIPT

RECEIVED of and from the withinnamed TRANSFEREE Mr. RAHUL RAMESH JAIN a sum of Rs. 31,00,000/- (Rupees Thirty One Lakhs only) being Part Payment Consideration for the sale and transfer of Flat No. 1103 on 11<sup>th</sup> Floor, Building known as CAMELIA-A-WING, Vasant Oasis Camelia Co-operative Housing Society Limited., Makwana Road, Marol, Andheri (East), Mumbai - 400 059, admeasuring 62.93 Sq. Meters Carpet area with 1 (One) Open Single Car Parking Space bearing No. 4 (Open Single) at E-Deck Level as under: -

Mode of payment	Dated	Bank	Amount Rs.
IMPS Ref. No. 322912383978	17/08/2023		5,00,000/-
IMPS Ref. No. 323012130490	18/08/2023		2,00,000/-
RTGS-			21,99,000/-
Online Form 26QB	-	TDS @1%	2,01,000/-
		Total received	<u>Rs. 31,00,000/-</u>

WE SAY RECEIVED Rs. 31,00,000/-

\_\_\_\_\_  
Mr. DAMJI ANANDA PATEL

&

Mrs. JAYSHRI DAMJI PATEL  
(THE TRANSFERORS)

WITNESS: -

1. Kamalpreet Singh Arora \_\_\_\_\_

2. \_\_\_\_\_





**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**APPENDIX XXII**

**PART OCCUPANCY CERTIFICATE**

[CHE/WS/0252/K/337(NEW)/OCC/9/New of 29 October 2020]

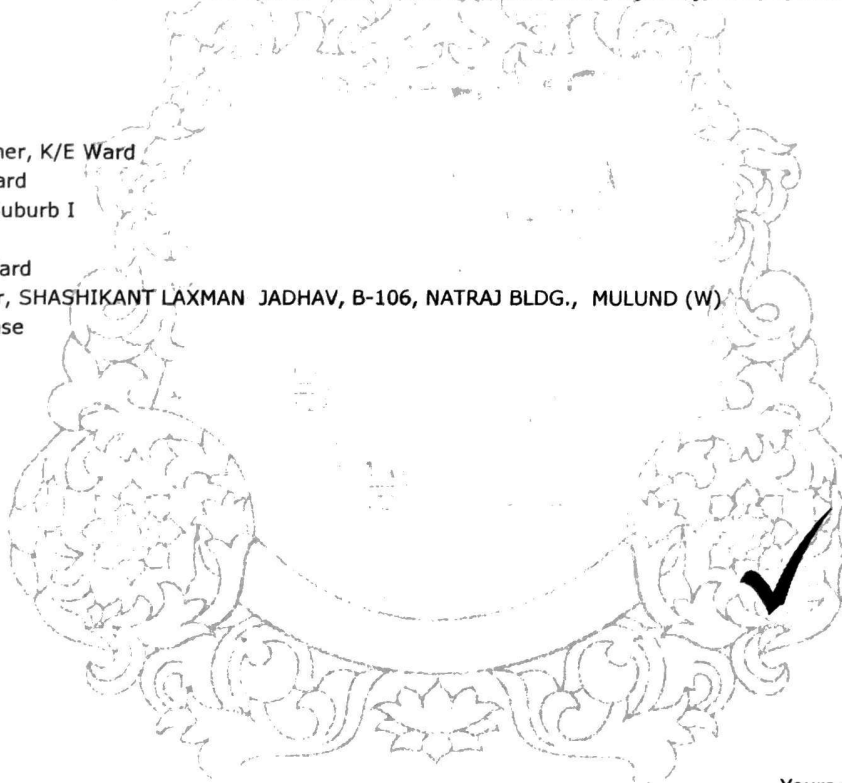
To,  
**M/s Neepa Real Estate pvt. ltd**  
**Sheth House, Near Dindoshi Fire Brigade, off W.E Highway, Malad E, Mumbai.**

Dear Applicant/Owners,

The **Part 5** development work of **Resi+comm** building comprising of **Part OCC ie. Full OCC for Wing 13 & Wing 14 comprising of Ground(pt) + 2 level podium(pt) + 3rd to 24th upper Floors for Residential user including fire check floor + LMR & OHT** on plot bearing C.S.No./CTS No. **345A/1 to 345A/3 and 345A/5 to 345A/7** of village **MAROL** at **Marol,Andheri(East),Mumbai** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, Licensed Surveyor, Lic. No. **J/167/LS**, Shri. **Achuyt N Watve**, RCC Consultant, Lic. No. **STR/W/10** and Shri. **Mr. Om Prakash S. Purohit**, Site supervisor, Lic.No. **P/235/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **CHE/WS/0252/337/K(NEW)/CFO/1/Amend/R-III/12** dated **21 September 2020**.

**Copy To :**

1. Asstt. Commissioner, K/E Ward
  2. A.A. & C., K/E Ward
  3. EE (V), Western Suburb I
  4. M.I., K/E Ward
  5. A.E.W.W., K/E Ward
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Name : Chandrakant Dattatraya Chaudhari  
Designation : Executive Engineer  
Organization : Municipal Corporation of Greater Mumbai  
Date : 29-Oct-2020 20: 41:26

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
K/E Ward



SHETH CREATORS  
Envisioning Landmarks

Date: 22-Jun-22

To,  
Mr. DAMJI ANANDA PATEL,  
MRS. JAYSHRI DAMJI PATEL,  
ROOM NO. 2, KALPANA NIVAS,  
SHRI KRISHNA NAGAR,  
SAFED POOL, SAKINAKA,  
KURLA, MUMBAI - 400072.

Dear Sir/Madam,

Re: (i) Registered Agreement for Sale dated 10-Nov-2017 in respect of premises No. 1103 on 11th habitable floor of the building known as CAMELIA-A-WING which has been constructed in "Vasant Oasis" Project Marol, Andheri (E), Mumbai- 400059 (the said Premises)

(ii) Allotment of 1 (One) Open Single Car Parking Space/s.


As per our understanding we have to inform you that you have been allotted 1 (One) Open Single Car Parking Space/s bearing Nos. 4 (Open Single) at E-Deck Level and is/are shown demarcated in RED colour boundary lines on the plan annexed and marked as Annexure "A" hereto, which will be used by you for parking your vehicle only in accordance with our policy.

You will not claim or demand allotment of any car parking space/additional car parking space / visitors or guest parking and you shall be deemed to have waived your right, if any, in respect thereof.

Kindly confirm the contents of the above.

Yours faithfully,

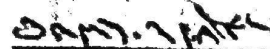
For NEEPA REAL ESTATES PRIVATE LIMITED.


  
(AUTHORIZED SIGNATORY)

We confirm what is stated above,

Mr. DAMJI ANANDA PATEL

MRS. JAYSHRI DAMJI PATEL

  
\_\_\_\_\_

  
\_\_\_\_\_

**Neepa Real Estates Pvt. Ltd.**

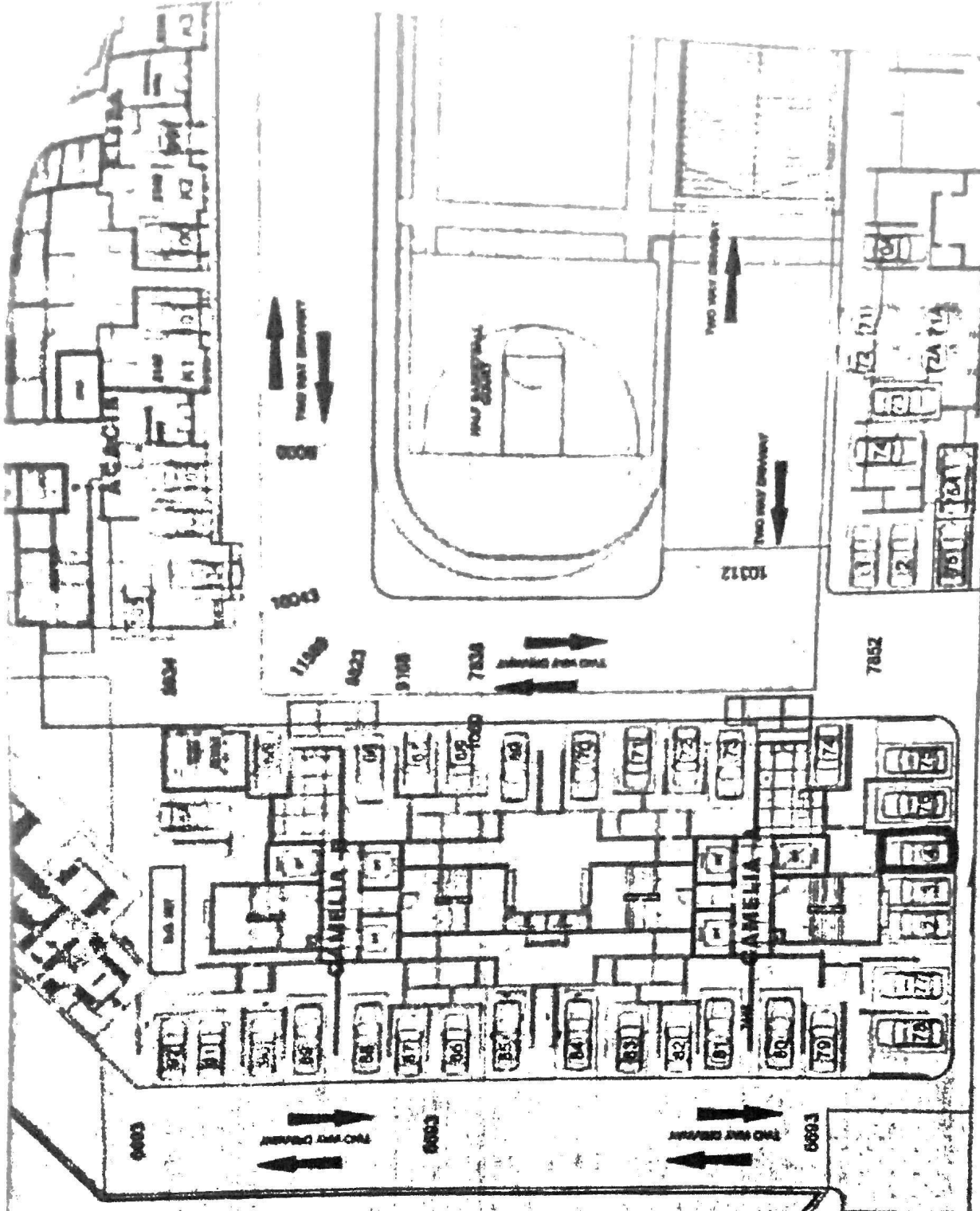
Registered Office : Vasant Oasis, Site Office, Upper Basement, CTS 345A/1 to 3, 345A 5 to 6, Malabar Road, Marol, Andheri East, Mumbai 400059. T: +91-22-29206200. E: [fo@shethcreators.com](mailto:fo@shethcreators.com) / Sales: [vasantooasis@shethcreators.com](mailto:vasantooasis@shethcreators.com)  
CIN No. : U45200MH1992PTC070103

# 16469

COMPOUND WALL TH=846 @ POC

45 @ POOLUM-1 LV

Annexure - A



E-DECK

24x24x12  
30x30x12

PARKING NO-

4 (Open Single)  
at E-Deck level

For NEERA REAL ESTATES PVT. LTD

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

TOWER- 13

Camelia - A - 1103



SHETH CREATORS

Envisioning Landmarks

To,  
Mr. DAMJI ANANDA PATEL,  
MRS. JAYSHRI DAMJI PATEL,  
ROOM NO. 2, KALPANA NIVAS,  
SHRI KRISHNA NAGAR,  
SAFED POOL, SAKINAKA,  
KURLA, MUMBAI - 400072.

Date: 21-Jun-22

Sub: Possession letter of Flat No. 1103 on the 11th floor in the Building/Project known as "CAMELIA-A-WING" admeasuring 677.38 sq. ft. (Carpet area) situated at Vasant Oasis Borosil Plot, Off Andheri - Kurla Road, After Marol Fire Brigade Signal, Makwana Road, Marol, Andheri (E), Mumbai - 400059 (the "said Premises").

Dear Sir/Madam,

We have to inform you that pursuant to the issuance of the Occupation Certificate dated 29th October 2020 bearing number CHE/WS/0252/K/337 (NEW) for the Building/Project "CAMELIA-A-WING" wherein you are allotted the said Premises No. 1103 on the 11th floor, we hereby inform you that we hereby handover vacant, peaceful, virtual and legal possession of the said Premises.

You hereby confirm that you have inspected the said Premises and are satisfied that the same is complete in all respects and you have no claim against us for any reason whatsoever. You confirm the same by affixing your photograph and signature at the foot of this letter.

The possession of the said Premises is handed over to you on the condition that you shall not make any alteration which may be in violation of any rule/law or otherwise causes any damage to the construction of the Building/Project for which we shall not be responsible. You are permitted to carry out the work/fit outs in your said Premises without damaging the adjacent owners' Premises.

DAMJI PATEL

JAYSHRI

Neega Real Estates Pvt. Ltd.