

AGREEMENT FOR SALE

Dated 01st day of OTOBER 2020

Between

MR. NIRAJ PANKAJ BHUKHANWALA
The Transferor

AND

MRS. ZAARA PARVEZ KHAN
MR. MOHAMMED PARVEZ KHAN
The Transferees

Flat No.1003, Crescent Exotica,
Marol Village, Marol Maroshi Road,
Andheri(East), MUMBAI - 400 059.

RECEIVED V
SUM OF RS.
₹ 18,774
(Subject to
Rcpt.No. 1
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NOTE:
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AT NO.: 1003
R. NIRAJ PANKAJ

REGN NO.
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514/7881

Thursday, October 01, 2020
11:59 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 8428 दिनांक: 01/10/2020

गावाचे नाव: मरोळ

दस्तऐवजाचा अनुक्रमांक: वदर18-7881-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: ज़ारा परवेज़ खान

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 50

रु. 30000.00

रु. 1000.00

एकूण:

रु. 31000.00

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12:17 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 11314464 /-

मोबदला रु. 15000000/-

भरलेले मुद्रांक शुल्क : रु. 300000/-

J. J. R. Andheri-7

रु. दुय्यम निबंधक अंधेरी क्र. ७
मुंबई नगर जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2909202004151 दिनांक: 01/10/2020
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 3009202014095 दिनांक: 01/10/2020
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004405121202021E दिनांक: 01/10/2020
बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

07/10/2020

Valuation ID	20201001399	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	01 October 2020 11 56 36 AM
मूल्यांकनाचे वर्ष	2020	मुंबई (उपनगर)	
जिल्हा	43-मरोळ (अंधेरी)		
मूल्य विभाग	43/219 भूभाग उत्तरेस गावाची हद्द, पूर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व फाईप लाईन		
उप मूल्य विभाग	सि टी एस नंबर#950		
सर्वे नंबर / न भू क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका 144640	कार्यालय 159160	दुकाने 195300
खुली जमीन			औद्योगिक 144600
मोजमापनाचे एकक			चौरस मीटर
बांधीव क्षेत्राची माहिती	74.5 चौरस मीटर	मिळकतीचा वापर- मिळकतीचे वय- मजला -	निवासी सदनिका 0 TO 2वर्षे 5th floor To 10th floor
बांधकाम क्षेत्र (Built Up)	1-आर सी सी आहे		मिळकतीचा प्रकार- मूल्यदर/बांधकामाचा दर -
बांधकामाचे वर्गीकरण- उपवाहन सुविधा.			बांधीव Rs 144640/-
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 105% apply to rate= Rs.151872/-	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((151872-69410) * (100 / 100)) + 69410 = Rs.151872/-	
मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 151872 * 74.5 = Rs.11314464/-	
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅडनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाटकनी = A + B + C + D + E + F + G + H + I = 11314464 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.11314464/-	

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CHALLAN
MTR Form Number-6



SRN	MH004405121202021E	BARCODE	[Barcode]		Date	16/09/2020-10:29:21	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2				PAN No.(If Applicable)			
Location	MUMBAI				Full Name	ZAARA PARVEZ KHAN		
Year	2020-2021 One Time				Flat/Block No.	FLAT NO. 1003, CRESCENT EXOTICA		
Account Head Details				Amount In Rs.	Premises/Building	MAROL. ANDHERI EAST		
030045501	Stamp Duty			300000.00	Road/Street	MUMBAI		
030063301	Registration Fee			30000.00	Area/Locality	MUMBAI		
					Town/City/District			
					PIN	4	0	0
						0	0	5
						9		
					Remarks (If Any)	SecondPartyName=NIRAJ PANKAJ BHUKHANWALA-		
Total				3,30,000.00	Amount In Words	Three Lakh Thirty Thousand Rupees Only		
Payment Details				STATE BANK OF INDIA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.		Bank CIN	Ref. No.	00040572020091668857	IK0ARUHEW8			
Name of Bank		Bank Date	RBI Date	16/09/2020-10:24:30	Not Verified with RBI			
Name of Branch		Bank-Branch		STATE BANK OF INDIA				
Department ID :		Scroll No. , Date		Not Verified with Scroll				

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000
 नोदणी केवल दृश्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासारी लागू आहे. नोदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.



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CHALLAN
MTR Form Number-6

MH004405121202021E		BARCODE		Date	16/09/2020-10:29:21	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)			
BDR4_JT SUB REGISTRAR ANDHERI 2				Full Name			
MUMBAI				ZAARA PARVEZ KHAN			
2020-2021 One Time				Flat/Block No.			
				FLAT NO. 1003. CRESCENT EXOTICA			
Account Head Details		Amount In Rs.		Premises/Building			
Stamp Duty		300000.00		Road/Street			
Registration Fee		30000.00		MAROL, ANDHERI EAST			
				Area/Locality			
				MUMBAI			
				Town/City/District			
				PIN			
				4 0 0 0 5 9			
Remarks (If Any)							
SecondPartyName=NIRAJ PANKAJ BHUKHANWALA-							
				Amount In			
				Three Lakh Thirty Thousand Rupees Only			
		3,30,000.00		Words			
STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN			
Cheque/DD No.				Ref. No.			
				00040572020091668857			
Name of Bank				IK0ARUHEW8			
Name of Branch				Bank Date			
				RBI Date			
				16/09/2020-10:30:08			
				17/09/2020			
				Bank-Branch			
				STATE BANK OF INDIA			
				Scroll No. , Date			
				261 , 17/09/2020			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000000000

Validity unknown

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2020.09.01
13:10:06 IST
Reason: Secure
Document

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-514-7881	0002263234202021	IGR555	30000.00
2	(IS)-514-7881	0002263234202021	IGR555	300000.00
Total Defacement Amount				3,30,000.00

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Receipt of Document Handling Charges

PRN 2909202004151

Receipt Date 01/10/2020

Received from na, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 7881 dated 01/10/2020 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name PUNB

Payment Date 29/09/2020

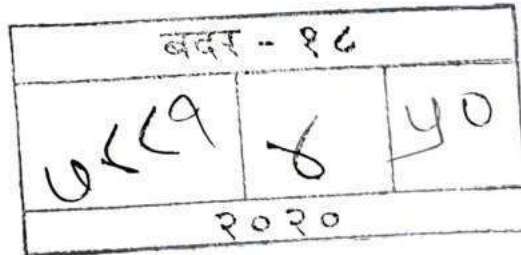
Bank CIN 10004152020092903833

REF No. 226525181

Deface No 2909202004151D

Deface Date 01/10/2020

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





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

Receipt of Document Handling Charges

PRN 2909202004151

Receipt Date 01/10/2020

Received from na, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 7881 dated 01/10/2020 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name PUNB

Payment Date 29/09/2020

Bank CIN 10004152020092903833

REF No. 226525181

Deface No 2909202004151D

Deface Date 01/10/2020

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

Receipt of Document Handling Charges

PRN 3009202014095

Receipt Date 01/10/2020

Received from na, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 7881 dated 01/10/2020 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 30/09/2020

Bank CIN 10004152020093012721

REF No. 027420949084

Deface No 3009202014095D

Deface Date 01/10/2020

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



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AGREEMENT FOR SALE



THIS ARTICLE OF Agreement for Sale is made / entered into at Mumbai, on this 1st day of OCTOBER, 2020; BETWEEN:

MR. NIRAJ PANKAJ BHUKHANWALA, aged about 47 years [holder of I.T. PAN : AAFPB1573J], an Indian Inhabitant, having address Ratna, Plot No.13, N. S. Road No.4, JVPD, Vile-Parle (West), Mumbai – 400 056, hereinafter called and referred to as “**THE VENDOR (TRANSFEROR)**” (which expression unless it be repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators, successors and assigns) of the **ONE PART**;

AND

MRS. ZAARA PARVEZ KHAN (holder of I.T. PAN : DDDPK1258P and Aadhaar No.2689 8406 3587), aged 33 years, and **MR. MOHAMMED PARVEZ KHAN** (holder of I.T. PAN : AMVPK9779K and Aadhaar No.8367 5722 0985), aged 35 years, both Adults, Indian Inhabitants, having present address Flat No. 302, Nishat Apartment, Marol Church Road, Next to Garden Hotel, Andheri(East), Mumbai – 400 059, hereinafter called “**THE PURCHASERS (TRANSFEREES)**” (which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include their respective heirs, legal representatives, executors, administrators, successors and assigns) of the **OTHER PART**.

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WHEREAS Messrs Crescent Builders and Developers mentioned as "the Builder/Developer/Promoter" AND MR. NIRAJ PANKAJ BHUKHANWALA, therein mentioned as "the Purchaser/s" executed an Agreement dated 12th October 2013 which was duly registered with Sub-Registrar of Assurances vide Registration No BDR4-7330-2013 dated 15/10/2013 MR. NIRAJ PANKAJ BHUKHANWALA purchased the Flat No.1003, Tenth Floor in Building named as "CRESCENT EXOTICA", admeasuring about 668 Square Feet usable Carpet Area (hereinafter referred to as "the said Flat") constructed on Land situated at CTS No.950, 950/1 to 12, 953, 953/1 and 953/2 of Village Marol, Taluka Andheri, District Mumbai Suburban in the Registration District of Mumbai Suburban from the Builder/Developer/Promoter Messrs Crescent Builders and Developers.

AND WHEREAS the purchasers of respective flat holders have formed and registered a Co-operative Housing Society under the name and style of CRESCENT EXOTICA CO-OPERATIVE HOUSING SOCIETY LIMITED, a Housing Society duly registered Under Section 9(1) of the Maharashtra Co-operative Societies Act, 1960 [Maharashtra Act XXIV of 1961] with Regn. No.MUM / WKE / HSG / (TC)/16212/2020 (hereinafter referred to as "the said Society"), having its Registered Office at Village Marol, Marol Maroshi Road, Marol, Andheri(East), Mumbai - 400 059 and the society being newly formed not yet issued Share Certificate to the members, which will be issued in due course of time.

AND WEHREAS, the Vendor has represented to the Purchasers as under"-

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[Signature]



- (a) That the Vendor is the absolute bonafide owner of the said Flat and as such is in exclusive use, occupation and possession of the said Flat and no other person/s has/have any possessory or occupancy right in respect of the said Flat.
- (b) That there is no loan, lien, mortgage, encumbrances on the said Flat and the said Flat is not subject to any other claim, demand, encumbrances, attachment or any processes issued by any Court or Authority.
- (c) That the Vendor has absolute authority to deal with Sale and Transfer the said Flat to the prospective Purchaser/s.
- (d) That no other person or persons, other than the Vendor, has/have any right, title, benefit, interest, claim or demand of any nature whatsoever into or upon the said Flat by way of sale, lien, mortgage, charge, gift, trust or otherwise.
- (e) That the said Flat is not the subject matter of any litigation nor is the same attached in execution of any decree and that no acquisition proceedings are pending before any authority whatsoever.
- (f) That the Vendor has not entered into any Agreement or Arrangement orally or written in respect of the sale and transfer of the said Flat with any other person/s.
- (g) That the Vendor has not created any adverse right or interest in respect of the said Flat whereby the Vendor is prevented from selling, transferring and conveying the same in favour of the prospective Purchaser/s.
- (h) That the Vendor has not been prohibited from dealing with, disposing off or selling and transferring the said Flat hereto



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by any Income Tax, Wealth Tax, and/or any other Act / any other Authority.

- (i) That there is no Injunction or any other order from Any Court, Tribunal, Collection, Revenue Authority, Municipal Corporation or any Taxation Authority for any taxes of dues in respect of the said Flat on account whereof the Vendor is disentitled to or restrained from selling, transferring or conveying the said Flat.
- (j) That the Vendor's share of Maintenance Charges in respect of the said Flat payable to the concerned authority have been paid by the Vendor upto the actual possession of the said Flat.
- (k) If there are any hindrances in handing over the peaceful, complete and vacant possession of the said Flat or any claims due to any act of the Vendor till the date of actual possession of the said Flat is handed over to the prospective Purchaser/s, then the Vendor hereby agree to indemnify and keep indemnified the Purchaser/s for the losses and costs that my incur / suffer by the Purchaser/s.
- (l) The Vendor has obtained "No Objection Certificate" dated 24th September, 2020 from the said Society to transfer the said Flat and the said Shares in favour of the Purchasers.

AND WHEREAS upon the strength of the aforesaid declaration, understanding and representation made by the Vendor to the Purchasers and the Purchasers believing the same to be true and correct, honest and bonafide, the parties entered into an oral negotiations and pursuant to the said representations and negotiations, the Purchasers have satisfied herself with legal status

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and title of the said flat and hereby agree to purchase and acquire the said flat on AS AND WHERE IS condition for the lumpsum price or total consideration amount of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Agreement for Sale in the manner hereinafter appearing.

NOW THIS AGREEMENT FOR SALE WITNESS AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The parties hereto agree that the recitals recorded in these presents shall form an integral part of this Agreement for Sale as if the same are set out in the body of this Agreement and the parties hereto repeat, record and confirm the recitals recorded hereinabove.
2. The VENDOR herein has agreed to sell to the PURCHASERS and the PURCHASERS have agreed to purchase from the VENDOR, the said Residential Flat No.1003, Tenth Floor, of CRESCENT EXOTICA, Village Marol, Marol Maroshi Road, Marol, Andheri(East), Mumbai – 400 059, admeasuring about 74.50 Sq. Meters sq. mtr. Built-up area, constructed on Land situated at CTS No.950, 950/1 to 12, 953, 953/1 and 953/2 of Village Marol, Taluka Andheri, District Mumbai Suburban in the Registration District of Mumbai Suburban, belonging to CRESCENT

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EXOTICA Co-operative Housing Society Limited situated at Village Marol, Marol Maroshi Road, Marol, Andheri(East), Mumbai - 400 059 (more particularly described in the schedule hereinafter written), along with all the liberties, privileges and advantages appurtenants thereto and all the estate, possession, right, title, interest, entitlement, benefits and / or claim and / or demands whatsoever of the VENDOR thereon in the said Society and the said Flat together with the permanent and absolute right to occupation of the said Flat and also their rights and claims on and upon the sinking fund of the said society and other deposits relating to the said Flat, for a total consideration of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) to the PURCHASERS herein on the execution of these presents and the said amount shall be paid by the Purchasers to the Vendor as set out hereinafter. (the payment receipt whereof the Vendor hereby admit and acknowledge.)

- a. A sum of ₹ 28,87,500/- (Rupees Twenty-eight Lakhs Eighty-seven Thousand Five Hundred only), paid by the Purchasers, on or before execution of these presents as and by way of Part Payment.
- b. An amount of Rs.1,12,500/- (Rupees One Lakh Twelve Thousand Five Hundred only), to be deducted from the total consideration under the provisions of the Income Tax Act as and when the final payment made to the Vendor. In the event the Purchasers fail to deduct such amount and/or to pay such amount to the Government Treasury then the Purchasers shall be liable to suffer or incur all the consequences including reimburse the

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damages or loss which may be suffered or incurred by the Vendor by reason of non-deposit of such amount in the Government Treasury and/or upon the failure to furnish the Challan / TDS Certificate evidencing such payment to each of the Vendor.

c. The balance sum of ₹ 1,20,00,000/- (Rupees One Crore Twenty Lakhs only), by Pay Order / Banker's Cheque shall be paid by the Purchasers to the VENDOR by obtaining Housing Loan from Bank or Financial Institutions within 45 days, subsequent to the payment of Stamp Duty and Registration formalities duly completed in all respects.

4. Upon receipt of the full and final consideration amount as mentioned aforesaid, from the Purchasers, the VENDOR doth hereby grant, assign, transfer, relinquish and assure all his right, title and interest of whatsoever nature on the Said Flat and the Said Shares to the Purchasers herein and has agreed to hand over the vacant, peaceful and absolute possession of the Said Flat to the Purchasers.

5. That the VENDOR will hand over to the Purchasers all the original documents in respect of the Said Flat and undertakes that from time to time and at all times hereafter and at the cost of the Purchasers do or execute and procure all documents and such further assurances in law and better and very perfectly transfer rights, titles, interests and benefits in the Said Flat and Said Shares and every part thereof unto the use of the Purchasers.



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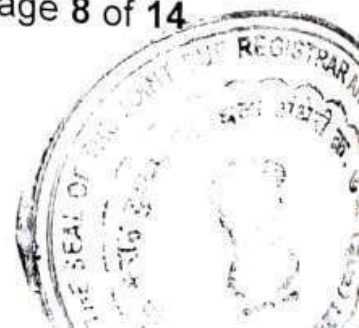
7. The Vendor hereby agree to do sign such forms to be given to the said society for the Purchasers to be admitted as a member of the said society and transfer of the said Flat standing in the credit and in the name of the Vendor of the said society to the name of the Purchasers.
8. That the Vendor shall make an application to the said society to have the Purchasers admitted and registered as members of the said society and the Vendor shall, if required, by the Purchasers execute and cause to be executed all such and other applications, documents and papers as may be necessary for effectuating transferring and assigning their right, title and interest in the said Flat and the said shares in favour of the Purchasers.
9. The Vendor hereby declare that he has absolute authority, full right to sell, transfer and assign the said Flat and his right, title and interest in respect of the said Flat along with all the incidental rights thereto, in favour of the Purchasers and prior to this Agreement for Sale he has not entered into any Agreement for Sale / Sale Deed and has not accepted any earnest money in respect of the said Flat from any person or parties.
10. The Vendor further declare that he is the absolute bonafide owner of the said Flat and that he has remained in exclusive possession and occupation of the said Flat as absolute owner thereof, and no one else has any share, right, title, interest and or claims in the said Flat. The said Flat is free from all claims or encumbrances from any person or parties whatsoever nature.

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11. The Vendor is competent and entitled to sell and transfer the said Flat to the Purchasers as provided hereunder without having to obtain consent or concurrence of any other person or persons or any other concerned authorities.
12. The Vendor further declare that there is no lis-pendens, attachment before or after judgment or any prohibitory order from any Court, Taxation Department, Government or Semi-Government authority, or by any other authority or by any person affective the said Flat. The Vendor further declares that there is no litigation pending in any Court in India, in respect of the said Flat.
13. On execution hereof, the Vendor transfers his share right, title, interest, claim in respect of the said Flat in favour of the Purchasers and the Vendor and the Purchasers shall have full right and absolute authority to enter into any act or any affairs on dealing in respect of the said Flat. The Vendor also hereby further assures unto the Purchasers that he has full right and authority to enter into this Agreement and he has not done or cause to be performed any act, deeds, matter or things of whatsoever nature whereby he may be prevented from entering into this Agreement and / or transferring the said Flat which is being transferred incidental to the said transfer or whereby Purchasers upon completion of sale would be obstructed, prevented or surrendered in enjoying the rights to be confirmed or transferred hereto in their favour or whereby quiet vacant and peaceful possession and enjoyment hereof by the Vendor to the Purchasers under these presents shall be obstructed on the basis of this Agreement and Vendor hereby indemnifies to the Purchasers and shall always keep



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them indemnified against any actions, demands, claims, etc. that may be suffered by the Purchasers on action by latter relying on the assurances acting in furtherance thereof.

14. The Vendor declares and covenants with the Purchasers that he has not done, committed or omitted to do any act of whatsoever nature whereby their right to transfer may be curtailed or prejudiced, and that he has paid all the charges and taxes in respect of the said Flat upto the date of the execution of these presents and agree and undertake to keep the Purchasers fully indemnified and harmless in respect thereof at all times, and declare that the said Flat is free from all claims, demands, lien, charges and encumbrances of whatsoever nature.

15. That the Vendor covenant with the Purchasers that the amounts standing to the name of the Vendor's credit on this day in the books of account of the said Society towards deposits, bonds, stocks, sinking fund, dividend and other amounts to which the said Vendor is legitimately entitled in respect of him being a member of the said society shall be transferred to the name of the Purchasers.

16. The Vendor agrees and undertakes that from time to time and at all times hereafter at the request and cost of the Purchasers, shall do and execute whenever reasonable required, all documents, deeds and writings, whatsoever for further assurance in law and for better and more perfectly transferring and assuring the said Flat and the said shares and every part thereof unto the Purchasers.

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17. The Vendor doth hereby covenant with the Purchasers that he shall also become bonafide member of the said Society and abide by the rules and regulations of the society and pay and discharge all the taxes, maintenance, contributions etc. as demanded by the said society from the date of this Agreement.
18. The Vendor has paid all BMC Taxes, Maintenance Charges etc. to the said society upto the date of possession, and thereafter the same shall be borne and paid by the Purchasers alone.
19. The Vendor hereby authorized / empowered the Purchasers to have change the name / transfer the Adani Electricity Mumbai Ltd. Power connection / or any other Govt. / Semi Govt. Department in the name of the Purchasers and for the same the Vendor hereby declare his **No Objection** for the same. However, all such fees, charges, taxes, duties etc. for the name change is to be borne by the Purchasers alone.
20. The Purchasers have agreed to bear and pay the Stamp Duty and Registration Charges in respect of and incidental to this Agreement and all other documents to be executed in pursuance of this agreement.
21. The Purchasers and/or the Vendor shall present this Agreement at the proper registration office for Registration within the time limit prescribed by the Registration Act and admit execution thereof.



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22. The VENDOR and the Purchasers shall bear and pay the Transfer premium payable to the Society in equal proportion i.e. 50% by each Party hereto.

23. The terms hereinabove have been explained to the parties hereto and they are true and correct.

24. The rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts in Mumbai shall have jurisdiction in respect of and in connection with this agreement.

SCHEDULE OF THE PROPERTY

"ALL THAT piece or parcel of residential Flat No.1003, 10th Floor, CRESCENT EXOTICA Co-operative Housing Society Ltd., Village Marol, Marol Maroshi Road, Marol, Andheri(East), Mumbai - 400059, admeasuring about 668 sq. ft. carpet area equivalent to 74.50 Sq. Meters Built-up area; constructed on Land situated at CTS No.950, 950/1 to 12, 953, 953/1 and 953/2 of Village Marol, Taluka Andheri, Municipal Ward K/East, in the Registration District and Sub-district of Mumbai City and Mumbai Suburban.

The above said Building comprising of Ground (Pt) + Stilt (Pt) for Parking + Two Podium for Parking + 3rd to 10th + 11 (part) upper Floors only with lift facility available.



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[Handwritten Signature]
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IN WITNESS WHEREOF the parties hereto have respectively set and subscribed their hands the day and year first hereinabove written.

SIGNED AND DELIVERED by
the within named "VENDOR"
MR. NIRAJ PANKAJ
BHUKHANWALA
in the presence of



1) 
2) 





VENDOR / TRANSFEROR

SIGNED AND DELIVERED
by the within named
PURCHASERS
MRS. ZAARA PARVEZ KHAN
AND
MR. MOHAMMED PARVEZ
KHAN
in the presence of

1) 
2) 







PURCHASERS / TRANSFEREES



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RECEIPT

RECEIVED of and from the within named **MRS. ZAARA PARVEZ KHAN AND MR. MOHAMMED PARVEZ KHAN**, the sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) being Part Payment which includes TDS amount of Rs.1,12,500/-, in respect of Sale of Flat No.1003, 10th Floor, **CRESCENT EXOTICA** Co-operative Housing Society Ltd., Village Marol, Marol Maroshi Road, Marol, Andheri(East), Mumbai – 400059, admeasuring about 668 sq. ft. carpet area equivalent to 74.50 Sq. Meters Built-up area, as per the agreement hereinabove mentioned payable by them to me in the following manner:

<u>Chq.No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
NEFT	24/06/2020	Federal Bank Ltd.	5,00,000.00
RTGS	31/07/2020	UCO Bank	10,00,000.00
NEFT	11/08/2020	Federal Bank Ltd.	5,00,000.00
NEFT	17/08/2020	Federal Bank Ltd.	4,50,000.00
RTGS	18/08/2020	UCO Bank	4,37,500.00
		TDS @ 0.75% on Rs.1,50,00,000/-	1,12,500.00
			<u>30,00,000.00</u>

I say received Rs.30,00,000/-

[Signature]

VENDOR (TRANSFEROR)

WITNESSES:-

1.

[Signature]

2.

[Signature]

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CRESCENT EXOTICA CO-OP. HOUSING SOCIETY LTD

Reg.No.MUM/W/K-E/HSG/(TC)/16212/2020

Village Marol, Marol, Marol Maroshi Road, Andheri East, Mumbai-400059

Date:24th September, 2020

To
Mr. Niraj Pankaj Bhukanwala
Ratna, Plot No. 13. N.S.Road No.4
JVPD, Mumbai-400049

Sub:NOC for Sale for Flat No.1003

Dear Sir,

We are in receipt of your request seeking NOC from us for selling **Flat NO. 1003** in Crescent Exotica. We have no objection for your sale of the above referred Flat No.1003 to Mrs. **Zaara Parvez Khan & Mr. Mohammed Parvez Khan**, under a proper and duly Registered Agreement for Sale. You are requested to submit us a Certified copy of Agreement executed by you along with copies of receipt for Payment of Stamp Duty and registration charges.

Please note that the proposed purchaser should confirm to follow Rules & Regulations of the Society including payment of maintenance and other charges from the date of Sale/Purchase between you.

Thanking You,

For Crescent Exotica Co-op. Hsg. Society Ltd.

J. Parvez

Chief Promoter/Promote



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सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. अंधेरी 2
दस्त क्रमांक : 7330/2013
नोंदणी :
Regn:63m

गावाचे नाव : 1) मरोळ

- (1) विलेखाचा प्रकार
- (2) भोवदला
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

करारनामा
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- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1003, माळा नं: 10 वा मजला, इमारतीचे नाव: क्रिसेंट एक्सोटिका, ब्लॉक नं: मरोळ, अंधेरी पूर्व, मुंबई-400059, रोड नं: ऑफ मरोळ मरोशी रोड (C.T.S. Number : 950, 950/1 ते 12 आणि 953, 953/1 ते 2 ;))
1) 74.50 चौ.मीटर

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मे क्रिसेंट विल्डर्स अँड डेव्हलपर्स तर्फे प्रो.प्र. हिलाल अमीरअली मर्चंट तर्फे कु मु म्हणून हितेश वी शेटी वय:- 29; पत्ता:- प्लॉट नं: -, माळा नं: 9वा मजला, इमारतीचे नाव: दि एव्हेन्यू, मार्स रेस्टॉरन्टच्या जवळ, ब्लॉक नं: हॉटेल लीला मॅन गेटच्या समोर, नवपाडा, मरोळ, अंधेरी पूर्व, मुंबई; रोड नं: इंटरनॅशनल एयरपोर्ट रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400059 पॅन नं:- AACPM1480C

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- नीरज पंकज मुख्तवाला वय:- 40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रत्ना प्लॉट नं 13, ब्लॉक नं: विले पार्ले पश्चिम, मुंबई, रोड नं: एन एम रोड नं 4, जे व्ही पी डी, पिन कोड:- 400056 पॅन नं:- AAFPB1573J

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

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सह निबंधक, अंधेरी-२,
मुंबई उपनगर जिल्हा.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE /WS/0276/K/337 (NEW) of 02 June 2017]

To:
Mr. Nilal Merchant, Director of M/s. Crescent Builders & Developers
The Crescent Business Park, VIII Floor, Near Sakinaka Telephone Exchange, Andheri Kurla Road, Andheri (East),
Mumbai - 400 072..

Dear Applicant/Owners,

The full development work of Resi+comm building comprising of Ground (Pt) for Conv.shops+ Stilt (Pt) for Parking+ Two Podium for Parking+ 3rd to 10th +11(part) upper floor for Residential use at Marol, Andheri(E), on plot bearing C.S.No./CTS No. 950, 950/1 to 12 & 953, 953/1 and 953/2 of village MAROL at _____ is completed under the supervision of Shri. ASHIM AJIT KHATRI, Licensed Surveyor, Lic. No. K/373/LS, Shri. Suresh N. Raval, RCC Consultant, Lic. No. STR/R/S and Shri. TarunKumar A. Solanki, Site supervisor, Lic.No. S/261/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HR/III/461 dated 27 January 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following condition/s.

1. OCC is granted subject to further orders by the Hon'ble High Court in Notice of Motion (L)No.210 of 2017 in Suit(l.) No. 49 of 2017 and order from any Court.
2. In the event the Developer being desirous of handing over the flats for fit outs for procession after receipt of the OCC, Developer shall take prior permission of Hon. High Court.
3. The registration of further agreements in the building u/r, if any, shall also be subject to further orders pasted by the Hon'ble High Court.
4. The Developer / his successor / legal heirs / proposed Society shall remove the fencing protecting the D.P. Road as and when asked by MCGM or any Govt. Authority.
5. Please note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation of Greater Mumbai and failure of above conditions, this Occupation Certificate granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to premises under reference.



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