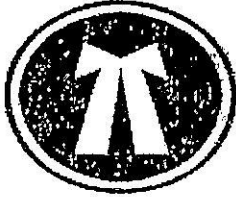


SARJIL ASSOCIATES

DOCUMENT TYPE Agreement For Sale.....
PARTY NAME Nasad Alam Khan.....
PROPERTY DETAILS Flat - 301, Tirupati.....
..... Heights, plot - 46/47,.....
..... Sector - 17, Ponvel.....



ADVOCATE

MR. SARJIL B. SHAIKH

B.A LLB., G.D.C&A

ADVOCATE, BOMBAY HIGH COURT

OFFICE ADD- 14, SHUBH SHARNAM COMPLEX, NEAR BIKANER
SWEET, PLOT NO.21, SECTOR-15, KHANDESHWAR, KAMOTHE,
NAVI MUMBAI-410209.

E-Mail Id- adv.sarjilshaikh@yahoo.com

Cont.-Mobile No. 09223552888 office No. 022-60021521.

529/1305

पावनी

Original/Duplicate

Saturday, February 25, 2017

नोंदणी क्र.: 39M

1:10 PM

Regn.: 39M

पावनी क्र.: 1413 दिनांक: 25/02/2017

पावनीचा नाव: काळोवेली

समन क्रमांकाचा अनुक्रमणिका क्र. 5-1305-2017

समन देवळाचा प्रकार: कागदरगामा

साधर करपाच्याचे नाव: - - समद आलम खान

नोंदणी फी

₹. 30000.00

वस्तु हस्तांतरणी फी

₹. 820.00

मूल्यांतीसंबंधी: 41

एकूण:

₹. 30820.00

आगगास मूळ दस्तावेज, अंमलपत्र प्रिंट, सूची-२ अंदाजे
1:26 PM ह्या वेळीस मिळेल.

Sub Registrar Panvel 5

बाजार मूल्य: ₹. 2748000/-

मेवदना ₹. 4200000/-

भरलेले मुद्रक शुल्क: ₹. 252000/-

1) देवळाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

शीटी/घनादेशाचे ऑर्डर क्रमांक: MH008783484201817R दिनांक: 25/02/2017

बँकचे नाव व पत्ता: IDBI

2) देवळाचा प्रकार: By Cash रकम: ₹. 820/-

परकमरायी स्वाक्षरी

Naboolamkhan

मुख्यदस्तावेज परत मिळाला.

दिनांक: 25/02/2017, 4 : (द्वि-२)



25/02/2017

सूची क्र.2

दुय्यम निबंधक : राहु द. नि. पनवेल 5

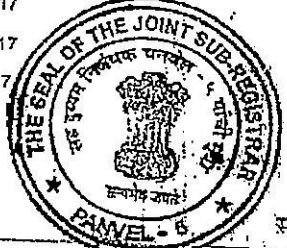
बन्ध क्रमांक : 1305/2017

नोदणी :

Regn:63m

गरवाने नाव 1) कळबोली

(1) निवेद्याचा प्रकार	करारनामा
(2) मोबदला	4200000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत निवडदातारा आकारणी देतो की पट्टेदार ते तसूट करतो)	2748000
(4) दू-भाषण, पॉलिग्राफिक्स व परक्रमांक (अमल्यास)	1) पानिकेचे नाव राहु द. नि. पनवेल, इनर पॉलिग्राफिक्स विभाग क्र 3/15/17 दर-70800/- पनवेल नगरपालिका क्र.- 39, भिमरा मजला, तिकुवती हार्बरदय को. ऑफ ही सोसायटी पनवेल नं. 46 व 47, सेक्टर - 17, कळबोली, नवी मुंबई, ता. पनवेल, जि. रायगड, शिवमंगल - 348 पॉ. क्र. (प्लॉट नं. 46 & 47, SECTOR NUMBER 17)
(5) क्षेत्रफळ	1) 348 चौ फूट
(6) आकारणी क्रिया त्रुटी देखान असेल कि नाही	
(7) उत्तमोच्च करण ठेपा-या/निवृत्त ठेपा-या पत्रकारणे नाव किंवा विद्यार्थी स्वायत्तवाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिने नाव न घ्या	1) नाव:- अमोष अखिल कुलकर्णी, पत्ता:- प्लॉट नं. 701-702 श्रीजी अपार्टमेंट फ्लॅट पार्क टाणे, माळ नं. 400601, उभारतीचे नाव:-, ब्लॉक नं. - रोड नं. - महागड, टाणे पिन कोड:-400601 प्लॉट नं:-ATFERK62295 2) नाव:- मनदीप अशोक कुलकर्णी, पत्ता:- प्लॉट नं. 701-702 श्रीजी अपार्टमेंट फ्लॅट पार्क टाणे, माळ नं. 400601, उभारतीचे नाव:-, ब्लॉक नं. - रोड नं. - महागड, टाणे पिन कोड:-400601 प्लॉट नं:-BQERK1116L
(8) उत्तमोच्च करण ठेपा-या पत्रकारणे व किंवा विद्यार्थी स्वायत्तवाचा हुकुमनामा किंवा आदेश अमल्यास प्रतिवादिने नाव न घ्या	1). नाव:- नमद अखिल सान पत्रकारणे, पत्ता:- प्लॉट नं. 04 खण 09 ग्रीन स्टार नगर मुंबा, माळ नं. - उभारतीचे नाव:-, ब्लॉक नं. - रोड नं. - महागड, टाणे पिन कोड:- 400612 प्लॉट नं.-APJPK12795 2): नाव - - अंशुल आरव वेणम वया-32; पत्ता:- प्लॉट नं. 04 खण 09 ग्रीन स्टार नगर मुंबा, माळ नं. - उभारतीचे नाव:-, ब्लॉक नं. - रोड नं. - महागड, टाणे पिन कोड:- 400612 प्लॉट नं.-APZPB8860P
(9) दस्तावेजा करण दिव्याचा दिनांक	24/02/2017
(10) दस्त नोदणी केल्याचा दिनांक	25/02/2017
(11) अनुकरणांक, खड व पृष्ठ	1305/2017
(12) बाजारभावाच्यामागे मुळांक शुल्क	252000
(13) बाजारभावाच्यामागे गोंदणी शुल्क	30000
(14) क्षेत्र	



25/2/2017

सद्व दुय्यम निबंधक, पनवेल-5 (वर्ग-2)

मुद्रांकनामावरील विवरणाने घेतलेला वपमिनि -

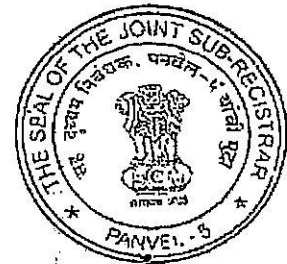
मुद्रांक शुल्क आकारनामा नियमलेखा

(i) within the limits of any Municipal Corporation

मूल्यांकन पत्रक (राष्ट्रीय स्तर - नवीय)		25 February 2017, 12:10 PM	
Valuation ID	2117022560		
मूल्यांकनाचे वर्ष	2016		
जिल्हा	रायगड		
मूल्य विभाग	राश्ट्रीय पत्रकेस		
उप मूल्य विभाग	राश्ट्रीय कॅम्पेसिटी सिव्हील सेक 1		
सेवाचे नाव	A Class Palika	सर्व्हे कर व मू. करनाम	
वार्षिक मूल्य दर संकल्पानुसार मूल्यदर व यत्नी नगरीय	निवासी सदनिक	कार्यालय	दुकाने
270000	70800	77400	92400
औद्योगिक	महासंस्थांचे पत्रके वी नोटर	77400	
बांधणी क्षेत्राची माहिती			
निव्वळलेले क्षेत्र	38 795 चौ. मीटर	निव्वळलेली क्षेत्र	निवासी सदनिक
बांधणीसाठी योग्यता	1.300 री	निव्वळलेली चक	0 11 200
उद्देशाने सुविधा	100	मजला	10 To 4th Floor
धरम.यानुसार निव्वळलेले वती वी नोटर मूल्यदर		- वार्षिक मूल्यदर - धरम.यानुसार नवीय दर - महासं. निव्वळ. धर. वाढ	
		= 70800 * (100 / 100) * 100 = 70800	
		= Rs 70800	
A1 मूळ्य निव्वळलेले मूल्य		- राष्ट्रीय पत्रके मूल्य दर - निव्वळलेले क्षेत्र	
		70800 * 38 795	
		= Rs 2746756.8	
धरम.यानुसार अंतिम मूल्य		- मूल्य निव्वळलेले मूल्य - नोटर धर - मूल्यदर धर - महासं. पत्रके मूल्य - वी नोटर मूल्य	
		= A + B + C - D - E - F + G + H	
		= 2746756.8 - 0 - 0 - 0 - 0 + 0 + 0	
		= Rs 2746756.8	

पत्रकेस/राश्ट्रीय

पत्रकेस - 4
 2017/2018
 9/189



Hot Payment Successful. Your Payment Confirmation Number is 96910470



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH008783484201617R	BARCODE	Form ID : Date: 25-02-2017
Department	ICIR	Payee Details	
Receipt Type	RE	Dept ID (If Any)	
Office Name	JGR146- PNL1_PANVEL NO 1 SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-APJPK1279F
Year	Period: From : 25/02/2017 To : 31/03/2099	Full Name	NASAD ALAM KHAN
Object	Amount in Rs	Flat/Block No.	FLAT 301 3RD FLR
0030046401-75	252000.00	Premises Bldg	TIRUPATI HEIGHTS
0030063301-70	30000.00	Road/Street	PLOT 46 47
	0.00	Area/Locality	KALAMBOLI
	0.00	Town City	SECT 17 PANVEL
	0.00	District	RAIGAD Maharashtra
	0.00	PIN	4 1 0 2 1 8
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	282000.00	Amount in words	Rupees Two Lakhs Eighty Two Thousand Only
Payment Details: IDBI NetBanking Payment ID : 115483197		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332017022550047	
Cheque- DD No.		Date	25-02-2017
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

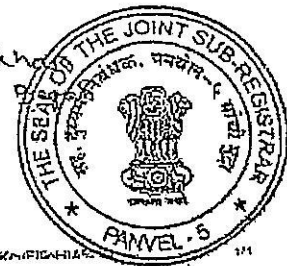
AGREEMENT FOR SALE

25/02/2017

पवेल - 4
305 / 2080
3 / 89

(Handwritten signatures)

Nasadalamkh
Anjum Ara

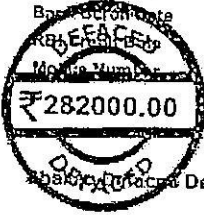


Data of Bank Receipt for GRN MH008783484201617R
Bank - IDBI BANK

Bank/Branch
 Pmt Txn Id 115483197
 Pmt DtTime 25/02/2017 11:13:43
 Chalanid/No 49*0313370*7022550007
 District 301 - RAIGAD
 StDuty Schm 0030046401-75/ Stamp Duty(Bank Partu)
 StDuty Amt Rs 2,52,000.00/- (Rs Two Lakh Fifty Two Thousand Rupees Only)
 RgnFee Schm 0030063301-70 / Registration Fee
 RgnFee Amt Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)
 Article A25
 Prop Mvhty Immovable
 Prop Descr FLAT 301 3RD FLRTIRUPATI HEIGHTSPLOT 46 47KALAMBOLI , SECT 17PANVELRAIGAD
 Maharashtra
 410218
 Duty Payer PAN-APJPK1279F NASAD ALAM KHAN
 Other Party PAN-ATFPK6229F AMOGH AJIT KULKARNI
 Consideration : 42,00,000.00/-

Only for verification-not to be printed and used

Bank Scroll No --
 Bank Branch Code --
 Module Number 0198644564876

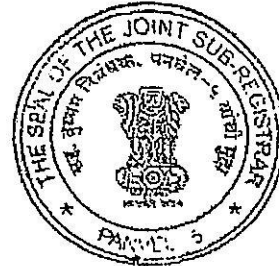


Bank Debit Details

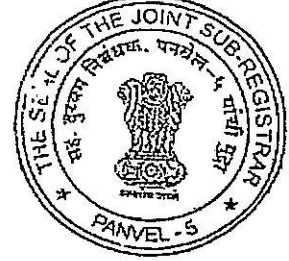
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	₹-520-1305	0004834500201617	25/02/2017-13:09:16	IGR548	30000.00
2	₹-478-1305	0004834500201617	25/02/2017-13:08:16	IGR548	252000.00
Total Defacement Amount					2,82,000.00

प व ल - ५
 १३०५ २०१६
 ५ / ४९

सह मुख्य निबंधक, पम्बेल-५ (वर्ग-२)



पवल - ५
१३०५ / २०१७
७ / ६९



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 25th day of February- 2017, by and BETWEEN
1) MR. AMOGH AJIT KULKARNI, Age - 32 Years, PAN NO - ATFPK6229F AND 2) MRS. MANDEEP AMOGH KULKARNI, Age - 32 Years, PAN NO. BQEPK1116L, Indian Inhabitant, Residing at - Flat No.701-702, Shreeji Apartment, Anand Park, Behind Rutu Park, Thane- 400601 (Hereinafter referred to as the "THE SELLER/ VENDOR") (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and deem to include her/their heirs, successors, executors, and administrators) of the ONE PART

AND

1) MR. NASAD ALAM KHAN, Age- 36 Years, PAN NO. APJPK1279F, and 2) MRS. ANJUM ARA BEGUM, Age- 32 Years, PAN NO. APZPB8860P Indian Inhabitant, Residing at - Flat No. 04, Ground Floor, Building No. 09, Green Star CHSL, Shailesh Nagar, Mumbra, Thane-400612 (hereinafter referred to as the "THE PURCHASERS") (which expression shall unless it be repugnant to the context or meaning thereof shall mean & deem to include his/her/their legal heirs, successors, executors and administrators) of the OTHER PART.

I

A. Kulkarni
A. Kulkarni

Nasad Alankhan
Anjum Ara Begum

WHEREAS

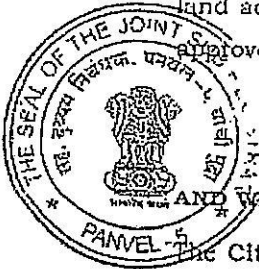
The City and Industrial Development Corporation of Maharashtra Ltd., is Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "THE CORPORATION") having its Registered Office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400021. The Corporation has been declared as a New Town Development Authority under the provisions of sub-section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act, 1966, Maharashtra Act No. XXXVIII of 1966 (hereinafter referred to as "THE SAID ACT"), for the new town of new Bombay. The area designated as site for New Town under Sub-Sec. (1) and 3 (A) of section 113 of the said Act.

AND WHEREAS

The State Government has acquired land within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in the behalf as per the provision of Section 113 (3) (A) of the said Act.

पल - ५	
9304	2087
C / 68	

AND WHEREAS
By virtue of being the Development Authority, The Corporation has been empowered under Section 113 of the said Act to dispose of any land acquired by it or vested in it in accordance with the proposal approved by the State Government under the said Act.



Brief of Plot No. 46

AND WHEREAS
The City & Industrial Development Corporation of Maharashtra Ltd. had allotted the GES Plot bearing No. 46 admeasuring about 549.58 sq. meters at Kalamboli, Sector - 17, Navi Mumbai,

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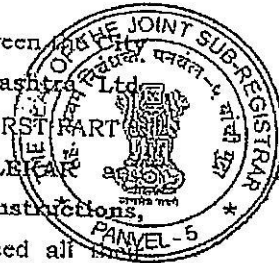
Nabilalamkhan
Anjam Araa Begum

Taluka- Panvel, Dist- Raigad, (hereinafter referred to as "THE SAID PLOT"), Under its 12.5% Scheme (Gaothan Expansion Scheme) in the name of Allottees/ Original Licensees SHRI. ARUN NARAYAN DEVALEKAR and OTHERS (hereinafter referred as "ORIGINAL ALLOTTEES"). Corporation had entered into Vide Agreement and agreed to grant lease of the said plot on the payment of Lease premium as demanded by the CIDCO LTD., to Original Allottees/ Licensees of the said Plot, and the said Agreement to Lease Dated 09/02/2010, Vide Document No.1333/2010, at Sub Registrar Panvel-3, on dated- 09/02/2010.

Registrar	
५५५ - ५	
३३५	२०१७
८ / ७९	

AND WHEREAS

By a Tripartite Agreement made on 15/02/2010 between & Industrial Development Corporation of Maharashtra Ltd. Commonly known as the CIDCO/ Corporation, THE FIRST PART Original Allottees SHRI. ARUN NARAYAN DEVALEKAR OTHERS THE SECOND PART and M/s. Chamunda Constructions, THIRD PART, the said Original Allottees have assigned all rights and interests in and upon the said plot to the party of the THIRD PART herein. The said Tripartite Agreement has been duly Registered vide document no. 1509/2010, on dated 15/02/2010 at the office of Sub Registrar of Assurance - Panvel-3.



AND WHEREAS

By another Tripartite Agreement made on 23/01/2011 between the City & Industrial Development Corporation of Maharashtra Ltd, Commonly known as the CIDCO/ Corporation, THE FIRST PART & M/s. Chamunda Construction THE SECOND PART and M/s. Tirupati Enterprises, THIRD PART, the said Second Party have assigned all their rights and interests in and upon the said plot

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Nalabalan Khan
Anjum Ara Begum

to the party of the THIRD PART herein. The said Tripartite Agreement has been duly Registered vide document no. 1044/2011, on dated 23/01/2011 at the office of Sub Registrar of Assurance - Panvel-3.

Brief of Plot No. 47

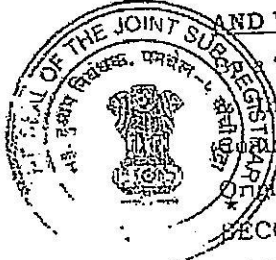
AND WHEREAS

The City & Industrial Development Corporation of Maharashtra Ltd. had allotted the GES Plot bearing No. 47 admeasuring about 699.93 sq. meters at Kalamboli, Sector - 17, Navi Mumbai, Taluka- Panvel, Dist- Raigad, (hereinafter referred to as "THE SAID PLOT"), Under its 12.5% Scheme (Gaothan Expansion Scheme) in the name of Allottees/Original Licensees SHRI. NANA KATHOR PATIL and OTHERS (hereinafter referred as "ORIGINAL ALLOTTEES"). Corporation had entered into Vide Agreement and agreed to grant lease of the said plot on the payment of Lease premium as demanded by the CIDCO LTD., to Original Allottees/ Licensees of the said Plot, and the said Agreement to Lease Dated

प व ल - 09/04/2010	
9303	20/05
90 / 89	

09/04/2010, Vide Document No.4814/2010, at Sub Registrar Panvel-2, on dated- 10/05/2010.

AND WHEREAS



Tripartite Agreement made on 13/08/2010 between the City Industrial, Development Corporation of Maharashtra Ltd, Commonly known as the CIDCO/ Corporation, THE FIRST PART & Original Allottees SHRI. NANA KATHOR PATIL and OTHERS THE SECOND PART and M/s. Tirupati Enterprises, THIRD PART, the said Original Allottees have assigned all their rights and interests in and upon the said plot to the party of the THIRD PART herein. The said Tripartite Agreement has been duly Registered vide document

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Shukam

Nababalamkhan
Anjum Ara Begum

no. 8160/2010, on dated 13/08/2010 at the office of Sub Registrar of Assurance - Panvel-2.

AND WHEREAS

The Builder M/s. Tirupati Enterprises have applied to the CIDCO Ltd., for amalgamation of the above said Plot No. 46&47, And the CIDCO Ltd.; Vide its Letter Dated- 22.02.2011, Bearing Letter No. CIDCO/VASAHAT/12.5% SCHEME/KALAMBOLI/193+50/2011, has granted the permission for amalgamation of the said Plot Nos. 46&47.

प्लॉट नं. - ५	
३३०५	२०१७
९९ / ६९	

AND WHEREAS

The New Licensee/Developers had got prepared a plan of building to be constructed on the said piece & parcel of land through Architect and submitted to the Navi Mumbai Municipal Corporation for its approval and sanction. Town planning Authority of Navi Mumbai Municipal Corporation had approved & sanctioned the same by way of granting Permission and issuing of Commencement Certificate bearing No. CIDCO /ATPO/2621, Dated 11/05/2011 for construction of a building on the said piece and parcel of land, subject to the conditions stated in the said certificate.



AND WHEREAS

The developer constructed building on the said plot known as "TIRUPATI HEIGHTS" and obtained the Occupancy Certificate, Vide Letter No. CIDCO/BP-10111/ATPO(NM&K)/2013/1986 DATED-17/12/2013.

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Dulkani

Naboolamkhan
Anjum Arfa Begum

AND WHEREAS

The members of the building have formed the Co. Operative Housing Society under the name and style of M/s. TIRUPATI HEIGHTS CO.OP.HSG.SOCIETY LTD., a society duly registered under the Maharashtra Cooperative Societies Act, 1960 under Registration No. NBOM/ CIDCO/ HSG(IC)/6532/ JTR/ 2016-2017 (hereinafter referred to as "THE SAID SOCIETY").

AND WHEREAS

The SELLERS/VENDORS are the original bonafide members of M/s. TIRUPATI HEIGHTS CO.OP.HSG.SOCIETY LTD., at Plot No.46&47, Sector- 17, Kalamboli , Navi Mumbai, Taluka- Panvel, Dist- Raigad.

AND WHEREAS

The SELLERS/VENDORS do hereby covenant and declare that they are the registered members of the society and having been admitted by the society as the members.

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AND WHEREAS



By execution of AGREEMENT FOR SALE dated: 21st March, 2013, Document No. PNL-4-2756-2013, Dated- 21/03/2013 the Developers M/S. TIRUPATI ENTERPRISES, had allotted/Sold the Flat bearing No. 301, on the 3rd Floor, admeasuring about 348 Sq. (Carpet Area) in the Building known as TIRUPATI HEIGHTS, constructed on Plot No. 46&47, Sector - 17, Village at- Kalamboli, Navi Mumbai, Taluka :- Panvel, District: Raigad, (herein after referred to as the said Flat) to the Original Purchaser
1) MR. AMOGH AJIT KULKARNI AND 2) MRS. MANDEEP

6

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Anjum Ara Begum

AMOGH KULKARNI, the Developer had handed over the possession of said Flat on completion of the construction of the same vide possession certificate dated 31/03/2014.

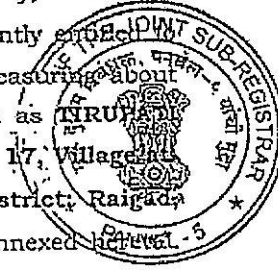
AND WHEREAS

The agreed sale consideration towards purchase of said flat and other charges towards formation of society, share money, MSEB deposit, Water connection deposit, Annual Service charges, legal charges & CIDCO transfer fees have been paid by the original Purchasers of said flat.

पवल - ५	
१३०५	२०१७
१३ / १७	

AND WHEREAS

The SELLERS/VENDORS herein are legally, lawfully, absolutely seized, possessed of and otherwise well and sufficiently entitled to the Flat bearing No. 301, on the 3rd Floor, measuring about 348 Sq. Ft (Carpet Area) in the Building known as TRUHEE HEIGHTS, constructed on Plot No. 46&47, Sector - 17, Village Kalamboli, Navi Mumbai, Taluka :- Panvel, District, Raigada, "more particularly described in floor plan hereof, annexed herewith. For brevity sake the Flat No. 301 is hereinafter referred to as "THE SAID FLAT".



AND WHEREAS

The said plans are sanctioned by the CIDCO on certain terms conditions, stipulations and restrictions which are to be observed and performed by the Promoters/Builders while developing the said Plot/Building.

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rights to dispose of the same on
Purchasers.

AND WHEREAS

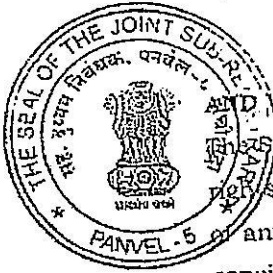
The Completion Certificate and the Occupancy certificate have been granted by the Additional Town Planning Officer of the CIDCO.

AND WHEREAS

By executing an Agreement the said Builder sold one of the Flat bearing No. 301, on the 3rd Floor, admeasuring about 348 Sq. Ft (Carpet Area) in the Building known as TIRUPATI HEIGHTS, constructed on Plot No. 46&47, Sector - 17, Village at-

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१४	१४

Kasamboli, Navi Mumbai, Taluka :- Panvel, District: Raigad, (hereinafter referred to as "THE SAID FLAT") to the SELLERS/VENDORS herein for a total consideration of Rs. 22,58,060/- together with the permanent hereditary and absolute right of use and occupation of the said flat.



AND WHEREAS

THE SELLERS/VENDORS herein desire to sell, transfer all her/their rights, title, interest, claim and ownership in the said Flat in favour of any prospective Purchasers against the payment of lump sum consideration amount of Rs. 42,00,000/- (Rupees- Forty Two Lakhs Only).

8

Ashkani

Ashkani

Nabulankhan
Anjum Area Bayam

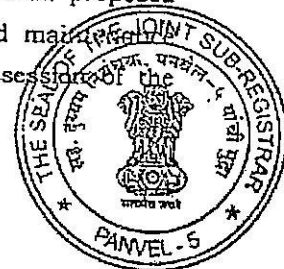
AND WHEREAS

The Purchasers after taking the inspection of relevant papers and documents has approached to the SELLERS/VENDORS and shown his/their keen interest, desire in purchasing, acquiring the said Flat for which SELLERS/VENDORS have agreed to sale, transfer all her/their rights, title, interest & ownership in the said Flat against the payment of total agreed consideration of Rs. 42,00,000/- (Rupees- Forty Two Lakhs Only).

AND WHEREAS

The Purchasers hereby confirms that they will use the said flat for Residential Purpose and also regularly pay to the said proposed society their contribution towards property tax and maintenance charges etc. from the date of getting complete possession of "THE SAID FLAT".

पवल - ६	
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१५/६९	



AND WHEREAS

The SELLERS/VENDORS have further represented that they will pay maintenance bill, property tax and any other pending dues to the said society up to the date of handing over complete possession of "THE SAID FLAT" to the purchasers and thereafter the purchaser shall pay the same.

AND WHEREAS

Pursuant to mutual negotiations between the parties and relying upon the aforesaid representation and declaration made by the SELLERS/VENDORS herein, the Purchasers have agreed to purchase, acquire the said Flat from the SELLERS/VENDORS herein along with all her/their right, title, interest, benefit & ownership upon the terms & conditions mentioned hereinafter.

9

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Naboolatamkhan
Anjum Ara Begum

AND WHEREAS:

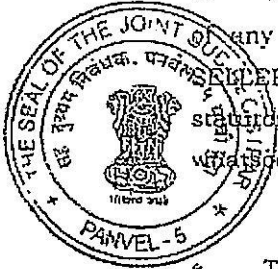
The parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer of rights, title and interest in "THE SAID FLAT".

**THE SELLERS/VENDORS DO HEREBY COVENANT AS
FOLLOWS:**

- a. There are no suits, litigation's civil or any other proceedings pending as against the SELLERS/VENDORS personally affecting the said flat.
- b. There are no attachments or prohibitory order against or affecting the said flat and the said flat is free from all encumbrances or charges and/or is not the subject matter to any liens or easements or attachments either before or after judgments. The SELLERS/VENDORS have not received any notice neither from the Government, Semi Government or Municipal Corporation regarding nor of the proceedings in respect of the said flat.

प व ल - ५	
१३०५	२०१५
१६ / ८९	

c. The said flat is free from all mortgages, charges, and encumbrances of any nature whatsoever.



d. The SELLERS/VENDORS have paid all the necessary charges of any nature whatsoever in respect of the said flat and the SELLERS/VENDORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.

e. The SELLERS/VENDORS in the past have not entered into any agreement either in the form of sale, lease exchange,

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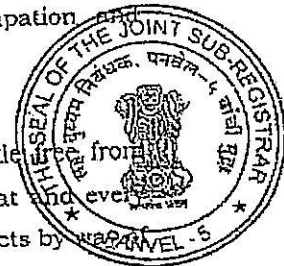
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assignment or in any other way whatsoever and have not created any tenancy, leave and license or any other rights of the like nature in the said flat and have not dealt with or disposed off the said flat in any manner whatsoever.

f. Neither the SELLERS/VENDORS nor any of her/their predecessor-in-title has had received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said flat.

पवन - ५	
१३०५	२०१७
१७	१७

g. The SELLERS/VENDORS are in exclusive use, occupation and possession of the said flat and every part thereof and except the Seller no other person or persons are in use occupation and enjoyment of the said flat or any part thereof.



h. The SELLERS/VENDORS has good and clear title free from encumbrances of any nature whatsoever of the said flat and every part thereof and there are no outstanding estates or effects by lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise.

i. The SELLERS/VENDORS is/are not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said flat or any other statute from disposing stated in the Agreement.

j. The SELLERS/VENDORS have not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchasers and the SELLERS/VENDORS have all the right, title and interest to enter into this Agreement with the Purchaser on the

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Anjum Ara Begum

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various terms and conditions as stated herein. Relying upon the aforesaid representations and declarations made by the SELLERS/VENDORS herein, the Purchasers have agreed to purchase the said Flat.

AND WHEREAS

The SELLERS/VENDORS have agreed to assign all the rights, benefits, titles and interests in and upon the said Flat bearing No. 301, on the 3rd Floor, admeasuring about 348 Sq. Ft (Carpet Area) in the Building known as TIRUPATI HEIGHTS, constructed on Plot No. 46&47, Sector - 17, Village at- Kalamboli, Navi Mumbai, Taluka :- Panvel, District: Raigad, to the Purchasers for a proper consideration.

AND WHEREAS

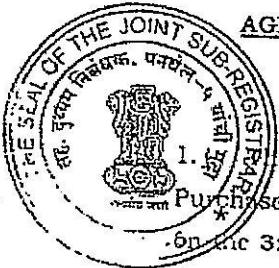
Both the parties have held several meetings and discussed the various terms and conditions and also have fixed the Sale price of the said Flat, being Rs. 42,00,000/- (Rupees- Forty Two Lakhs

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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY

AGREED BY AND BETWEEN THE PARTIES HERETO AS

FOLLOWS:



The SELLERS/VENDORS have agreed to sell and the Purchasers have agreed to Purchase the said Flat bearing No. 301, on the 3rd Floor, admeasuring about 348 Sq. Ft (Carpet Area) in the Building known as TIRUPATI HEIGHTS, constructed on Plot No. 46&47, Sector - 17, Village at- Kalamboli, Navi Mumbai, Taluka :- Panvel, District: Raigad, together with the permanent

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Dulkhan

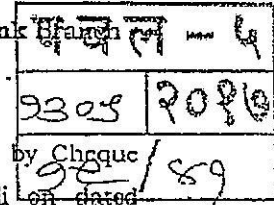
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Anjum Ara Begum

heredity and absolute right of the use and occupation of the said Flat and together with the benefits of the deposit for a lump sum of Rs. 42,00,000/- (Rupees- Forty Two Lakhs Only).

2. In Consideration of the aforesaid representation made by the SELLERS/VENDORS, the Purchasers herein agreed to purchase the said flat for the said consideration of Rs. 42,00,000/- (Rupees- Forty Two Lakhs Only) as follows:-

a) RS.1,51,000/- (Rupees - One Lakh Fifty One Thousand Only) paid by Cheque No. 131947, Bank. Yes Bank Branch New Delhi on dated 31/01/2017. As token money.



b) RS.1,00,000/- (Rupees - One Lakh Only) paid by Cheque No. 123792, Bank. Axis Bank Branch - Worli on dated 01/02/2017.

c) RS.1,49,000/- (Rupees - One Lakh Forty Nine Thousand Only) paid by Cheque No. 123794, Bank. Axis Bank Branch Worli on dated 22/02/2017.

d) RS.5,00,000/- (Rupees - Five Lakhs Only) paid by Cheque No. 123795, Bank. Axis Bank Branch - Worli on dated 22/02/2017.

e) Rs. 33,00,000/- (Rupees- Thirty Three Lakhs Fifty Only) Shall be paid within 45 days from the date of execution of Property registration on raising loan from BANK OR ANY OTHER FINANCIAL INSTITUTIONS.

3. The SELLERS/VENDORS do hereby covenant with the Purchaser that the said flat agreed to be sold is free from the encumbrances and defects in title of any nature whatsoever and that

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Gulshan

Nasoolalam Khan
Anjum Ara Begum

Seller has full and absolute power to transfer and deliver possession of the said Flat to the Purchaser.

4. The SELLERS/VENDORS when received the full and final consideration shall handing over the physical Possession of the flat to the Purchasers.

5. The Seller do hereby covenant with the Purchasers that they have cleared all dues and charges that were payable and nothing remains to be paid.

6. The Purchasers do hereby covenant that after the vacant and peaceful possession of the said flat handed over to the Purchasers by the SELLERS/VENDORS the Purchaser shall at all times thereafter pay of cause to be paid by the share of taxes, any payable.

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The NO OBJECTION CERTIFICATE from the Society/Builder is to be obtained with the help of the Seller/ Vendor.

8. The Seller hereby further covenant with the Purchasers that they shall, at all times whenever called upon by the Purchasers or his Advocate or Solicitor, do and execute, perform or cause to be performed and executed and done at the cost of the Purchasers, all further acts, deeds, matters and things and writings whatsoever for further and more perfectly conveying the said flat unto the use of the Purchasers as shall or may be reasonably required.



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Anjum Ara Begum

Dulkani

9. Save and except as aforesaid all the terms and conditions of the Agreement made and entered into between the Seller and the Developers M/S. TIRUPATI ENTERPRISES shall be binding on the Purchaser as if all the same are scheduled of the flat were incorporated in this Agreement.

THE SCHEDULE ABOVE REFERRED TO:

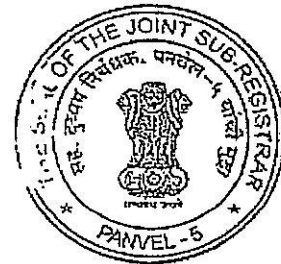
Flat bearing No. 301, on the 3rd Floor, admeasuring about 348 Sq. Ft (Carpet Area) in the Building known as TIRUPATI HEIGHTS, constructed on Plot No. 46&47, Sector - 17, Village at-Kalambohi, Navi Mumbai, Taluka :- Panvel, District Raigad,

Nababalamkhan
Anjum Ara Begum

Dulkani

Dulkani

प व ल - ५	
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२९ / ११	



IN WITNESS WHEREOF the Parties hereto have set their hands hereunto the day and year hereinabove mentioned.

SIGNED AND DELIVERED by the
Within named "Seller/Vendor"

1) MR. AMOGH AJIT KULKARNI,

AND

2) MRS. MANDEEP AMOGH KULKARNI

In the presence of

1. Lata Gupta मनीषा

Flat - D/57/31 Kharghar, Sec 12

2. Ajay Gupta

Anelit towers, R. No. 601,
Sec-20, Road No. 1
SIGNED AND DELIVERED by the

Within named "Purchasers"

1) MR. NASAD ALAM KHAN

AND

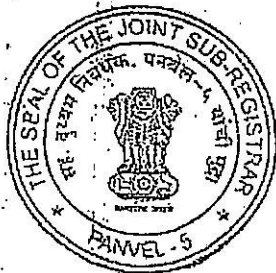
2) MRS. ANJUM ARA BEGUM

In the presence of

1. Lata Gupta मनीषा

2. Ajay Gupta अजय

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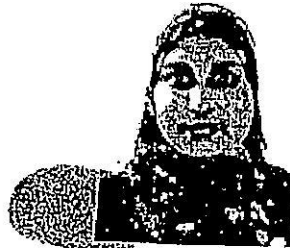


Mandeeep



Nasad Alam Khan

Anjum Ara Begum




RECEIPT

Received of and from the withinnamed "Purchasers". 1) MR. NASAD ALAM KHAN and 2) MRS. ANJUM ARA BEGUM the sum of RS.9,00,000/- (Rupees- Nine Lakhs Only) being the Part Payment Settlement of the Sale Price of Flat bearing No. 301, on the 3rd Floor, admeasuring about 348 Sq. Ft (Carpet Area) in the Building known as TIRUPATI HEIGHTS, constructed on Plot No. 46&47, Sector - 17, Village at- Kalamboli, Navi Mumbai, Taluka :- Panvel, District: Raigad.

I SAY RECEIVED

Rs.9,00,000/-




(1) MR. AMOGH AJIT KULKARNI


AND

2) MRS. MANDEEP AMOGH KULKARNI

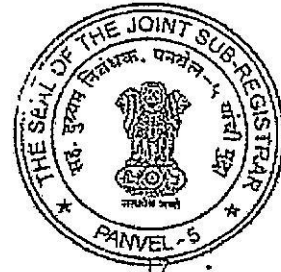
"Seller/Vendor"

WITNESSES

1. lokesh Gupta 

2. Ajay Gupta 

प व ल - ५	
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२३ / ७१	



REF. NO. CD/DT/10/261 = - =

01 MAY 2011

MUMBAI CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

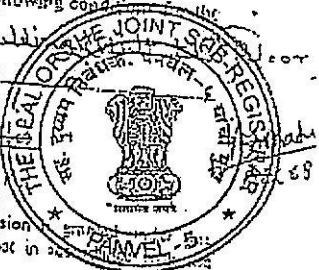
प व ल - ५
03/05/2011
20/1/2011

Permission is hereby granted under sub-section 4 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 in

res. T. S. Enterprises
Plot No. 46 & 47 Road No. --- Sector 17 Near Kalambur

Mumbai. As per the approved plans and subject to the following conditions:
development work of the proposed Residential Building
Total Area: 34.4 = 1862.60 sq. m.

No. of Residential Units 52 Nos. of Commercial units ---



This Certificate is liable to be revoked by the Corporation if:
1. The development work in respect of which permission is granted is not carried out or the use thereof is not in accordance with the sanctioned plans.

2. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

3. The Managing Director is satisfied that the same is obtained through fraud or misrepresentation and the applicant or any person claiming title under him, in such an event shall be deemed to have secured the same by development work in contravention of section 13 of the Maharashtra Regional and Town Planning Act-1966.

03/1/11

The applicant shall:

- 1. Give a notice to the Corporation for completion of development work upto plan level at least 7 days before the commencement of the further work.
 - 2. Give written notice to the Corporation regarding completion of the work.
 - 3. Obtain Occupancy Certificate from the Corporation.
 - 4. Permit authorized officers of the Corporation to enter the site for which the permission has been granted, at any time for ensuring the building control Regulations and conditions.
- The structural design, building materials, installations, electrical etc. shall be in accordance with the provision (except for provision in respect of fire) prescribed in the National Building Code of India or BCCR-1975.



This Certificate shall remain valid for period of 1 year from the date of its issue. In case of non-completion of the same shall be done in accordance with provision of Section 13 of the MCRTP Act-1966 and as per regulation no. 16(2) of the JDCR-1975.

- 5. The conditions of this certificate shall be binding not only on the applicant but also on his successors and for every person deriving title through or under him
- 6. A certified copy of the approved plan shall be exhibited on site
- 7. The amount of Rs. 6500/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
- 8. Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purposes.
- 9. You shall approach Executive Engineer M S E E for the power requirements location of transformer, if any, etc.
- 10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/150403-28700 U.I. (MRDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply

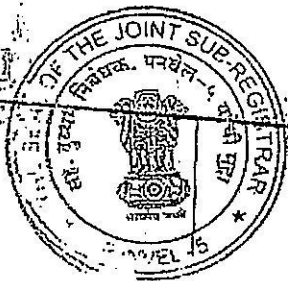
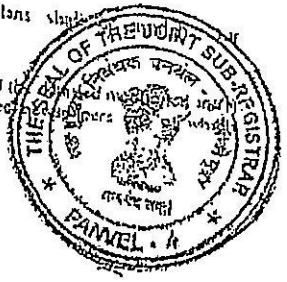
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 17/11/94
 25/6/94

- i) As soon as the development permission for new construction or reconstruction is obtained by the Owner/Developer, he shall install a 'Display Board' in a conspicuous place on site indicating following details:
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Section & under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential/Commercial Units with area.
 - e) Address where copies of drawing approved plans shall be inspected.

प्लान - ४
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पवेल - ४
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A notice in the form of an advertisement, giving all the details above, shall be published in two widely circulated newspapers, one in Marathi and one in English, and should be in regional language.

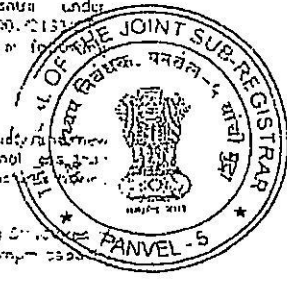


As per the notification dtg: 14th September 1999 and amendment dt: 27th August 2004 issued by Ministry of Environment & Forest (MOEF), Govt. of India and Maharashtra Circular issued by Urban Development Deptt., Govt. of Maharashtra, FAR/102004/160/P, No. 27/UD-20, dtg: 27/02/2004, for all Buildings following condition shall apply:

प व ल - ५
२२/१७
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The Owners /Developer shall use Fly Ash bricks or blocks or tiles or bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks or tiles as the case may be in their construction activity

As directed by the Urban Development Deptt. Government of Maharashtra under Section 134 of M.R.&TP Act-1986 and vide Provision No. TPS 43200/2153/2000/UD-11, dated 10/03/2005, for all buildings greater than 300 Sq. m. in additional condition of Rain Water Harvesting shall apply:



4. All the layout open spaces / amenity spaces of Housing Society, new construction / reconstruction / additions on plots having area not less than 300 Sq. m. shall have one or more Rain Water Harvesting structures of minimum total capacity as detailed in schedule enclosed.

Provided that the authority may approve the Rain Water Harvesting structures specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of ground water.

5. The Authority may impose a levy of not exceeding Rs. 100/- per sq. m. for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bylaws.

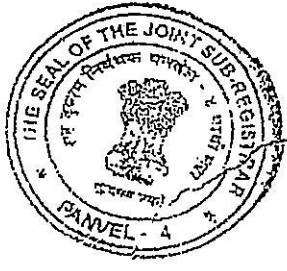
प व ल - ५
२२/१७
२२/१७

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopoli

TO ARCHITECT
M/s. Kulkarni Architects

C.C. TO: Separately to:

- 1. MTS
- 2. TUC
- 3. EE(CR)/M/L/KL/MD/ROM
- 4. EE(WS)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED



REGD. OFFICE:
 "NIRMAL" 2nd Floor, Narayan Point
 Mumbai - 400 021.
 PHONE (Reception) +91-22-6650-0900 / 6650 0923
 FAX +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur
 Navi Mumbai - 400 614.

GURGO/ATPO(BP)/2011/260 = = =

To,
 Ms. Tirupati Enterprises,
 B-513, Merchant Centre, Plot No 14,
 Sector-19, Vashi, Navi Mumbai

ASSESSMENT ORDER NO.69/2011-12/REGISTER NO.01 PAGE NO.59

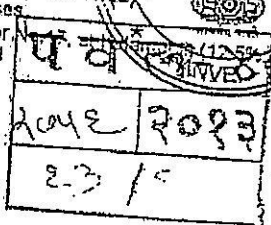
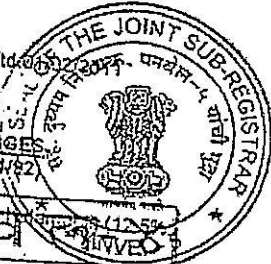
SUB:- Payment of development charges for Residential Building on Plot No.46 & 47, Sector No. 17, at Kalamboili, (12.5% scheme) Navi Mumbai

- REF - 1) Your architect's letter dated 10/02/2011 & 08/04/2011
 2) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.19/03/2011
 3) Final transfer order issued by M(TS) for Plot No.46 & 47 vide letter dtd.22/02/2011
 4) Delay condonation NOC issued by M(TS) vide letter dtd.22/02/2011
 5) Amalgamation NOC issued by M(TS) vide letter dt:22/02/2011
 6) 50% IDC paid of Rs.6,25,500 vide Receipt No.5227, dtd.16/02/2011

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES

(OFFICE ORDER NO. CIDCO/JADM/2449/DATED/18/11/2011)

- | | | |
|----|---|---|
| 1 | Name of Assessee | - M/s. Tirupati Enterprises |
| 2 | Location | - Plot No.46 & 47, Sector 17, (12.5% scheme) Navi Mumbai |
| 3 | Land Use | - Residential |
| 4 | Plot area | - 1249.51 Sq. mtrs |
| 5 | Permissible FSI | - 1.5 |
| 6 | Rates as per Stamp Duty Ready Rockoner, for Sac-17, Kalamboili | - Rs.13100/- |
| 7 | AREA FOR ASSESSMENT FOR RESIDENTIAL | |
| 8 | Plot area @ 0.5% of (8) above | - 1249.51 Sq.mtrs. |
| 9 | Built up area @ 1% of (8) above | - 1868.808 Sq.mtrs |
| 10 | DEVELOPMENT CHARGES - FOR RESIDENTIAL | |
| 11 | On plot area | |
| 12 | On built up area | |
| 13 | Total Assessee development Charges | - 1249.51 Sq.mtrs X 13100 X 0.5%
- 1868.808 Sq.mtrs X 13100 X 1% |
| 14 | Date of Assessment | - (7.i + 7.ii) = Rs. 571418.20 |
| 15 | Due date of completion | - 18/04/2011 |
| 16 | Development charges paid of Rs.5,72,000/- | - 08/02/2010 to 08/02/2011 |
| 17 | Receipt No.5227, dtd.16/02/2011, Amount of Rs.1,13,000/- | |
| 18 | Receipt No.5637, dtd.09/05/2011, Amount of Rs.4,59,000/- | |
| 19 | Unique Code No. 2011 02 021 02 0396 01 is for this Development Permission | |
| 20 | Sector No 17, at Kalamboili (12.5% scheme) Navi Mumbai | |



Yours faithfully,
 (R. B. Pilli)
 Addl. Town Planning Officer (BP)
 (Navi Mumbai & Khopda)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
"NIRMAL", 2nd Floor, Nariman Point,
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FAX +91-22-679 2166

REC-10/ATPO(BP/2011/ 261

Date: 1 MAY 2011

Unique Code No.	2	0	1	1	0	2	0	2	1	0	2	0	3	9	6	0	1
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To,
M/s. Tirupati Enterprises,
B-513, Merchant Centre, Plot No. 14,
Sector-19, Vashi, Navi Mumbai
Sub: Development Permission for Residential Building on Plot No. 46 & 47, Sector No. 17,
Kalambohi, (12.5% scheme) Navi Mumbai

REF - 1) Your architect's letter dated 10/02/2011 & 03/04/2011
2) Fire NOC issued by Fire Officer, CIDCO vide letter dtd. 19/03/2011
3) Final transfer order issued by M(TS) for Plot No. 46 & 47 vide letter dtd. 01/02/2011
4) Duly condonation NOC issued by M(TS) vide letter dtd. 22/02/2011
5) Amalgamation NOC issued by M(TS) vide letter dtd. 22/02/2011
6) 50% IDC paid of Rs. 6,25,500 vide Receipt No. 5227, dtd. 15/02/2011

पवल-४
३०५/२०११
३१/५१

Sir,
Please refer to your application for development permission for Residential Building on Plot No. 46 & 47, Sector No. 17, at Kalambohi, (12.5% scheme) Navi Mumbai
The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1968 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case the building is having still, the finished still level to be minimum 300 mm above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kalambohi, CIDCO prior to the commencement of the construction work.

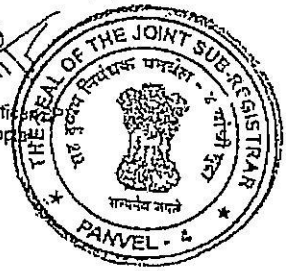
You will ensure that the building materials will not be stacked on the road during the construction period. The Developers / Builders shall take all precautionary measure for prevention of malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO for orientation program and pest control at project site to avoid epidemic.

Since, you have paid 50% IDC paid of Rs. 6,25,500 vide Receipt No. 5227, dtd. 15/02/2011, you may approach to the Office of Executive Engineer (Ktm) to get the sewerage connection to your plot.

Thanking you.

Yours faithfully,

(R. B. Palki)
Addl. Town Planning Officer
(Navi Mumbai & Khopoli)



पवल - ५
३०५/२०११
३१/५१





- नोंदणीचे प्रमाणपत्र -

नोंदणी क्रमांक भ्रम. बी. ओ. एम/सिद्रको/एच/एस सी (स्टे. सी) / ६५२२ / वेचो आठ/सन २०१९ - २०१७

या प्रमाणपत्राच्या प्रमाणित कागदात येत आहे की,

गृहनिर्माण संस्था मर्यादित

सहकारी

सिद्रको हाईडम

मुख्य क्र. ४६ म. ४७, तेक्टर-२७,

नवी मुंबई.

हि संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण" संस्था असून उपवर्गीकरण "भाडेकरू-सहभागिदारी-गृहनिर्माण" संस्था असे आहे.

कार्यालयीन मोहर



सही

नवी मुंबई

[सिद्रको भाटील]

सहनिबंधक

सहकारी संस्था (सिद्रको), नवी मुंबई

दिनांक २६/१०/२०१७

९८०५ १०१७

३६/१८९

