

# Rustomjee®

## PARAMOUNT

THE MOST LAVISH LAYOUT IN KHAR

Agreement for Sale.

**WING D**

Flat No.: 1501

Level No.: 14<sup>A</sup>

Building No.: D



02/12/2021

सूची क्र. 2

दुय्यम निबंधक सह दु.नि. अंधेरी 1

दस्ता क्रमांक : 15595/2021

नोंदणी

Regn 63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	करारनामा
(2) भूखंडाचा	10000000
(3) बाजारभाव (भाडेपट्टाव्या वा बाबतिलपट्टाकर आकारणी देतो की घट्टेदार ते नमुद करावे)	10516259 875
(4) भू-भाषण, पोटलिस्स व धरकमांक (असत्यास)	1) पालिकेचे नाव: मुंबई पनपा इतर वर्णन : इतर माहिती: 12 व्या मंत्रालयाच्या वरचे टॅक्स, यु सर्गीलम को ऑप हो सोसा ली, सी विंग, ऑफ एस व्ही रोड, अंधेरी प, मुंबई 400058 ( C.T.S. Number : 475, 475/1 to 475/10 and 476 ; ) )
(5) क्षेत्रफळ	1) 1280.92 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुरींदर सिंग बक्षी वय:-79; पत्ता:-प्लॉट नं: 83 बी, माळा नं: -, इमारतीचे नाव: जॉर्ज मकर अपार्टमेंट नं 1, ब्लॉक नं: कफ परेड मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड: 400005 पॅन नं:-AEHPB3121Q 2): नाव:-कुमार बिल्डर प्रोजेक्ट पुणे प्रा ली पूर्वीचे नाव मे कुमार बिल्डर्स चे संचालक लक्ष्मीनारायण क्रीष्णन तर्फे मुखत्यार अमोल पादुरंग अदवडे वय:-43; पत्ता:-प्लॉट नं: 7, माळा नं: 1, इमारतीचे नाव: अली वेबर्न, ब्लॉक नं: प्लोरा फाऊंटन मुंबई, रोड नं: नगीनदास मास्टर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400023 पॅन नं:-AAHCK4705E
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शैलेश हिंगर वय:-54; पत्ता:-प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: मनोधरिया, ब्लॉक नं: अंधेरी प मुंबई, रोड नं: 39 जे पी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AAAPH3472K 2): नाव:-अहन हिंगर - वय:-27; पत्ता:-प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: मनोधरिया, ब्लॉक नं: अंधेरी प मुंबई, रोड नं: 39 जे पी रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AIKPH4596E
(9) दस्तावेज करून दिल्याचा दिनांक	02/12/2021
(10) दस्त नोंदणी केल्याचा दिनांक	02/12/2021
(11) अनुक्रमांक, खंड व पृष्ठ	15595/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

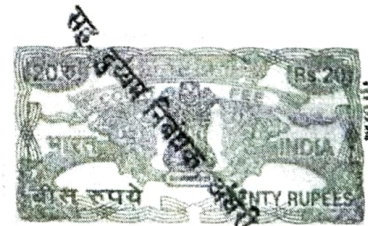
**सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण**


दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृह-मुंबई महानगरपालिकेस पाठविणेत आलेला आहे. आता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

**Integrated Governance enabling You to Do Business Easily**

It is necessary to update Relevant records of Property/ Property tax after registration of document. Details of this transaction have been forwarded by Email ( dated 02/12/2021 ) to Municipal Corporation of Greater Mumbai. No need to spend your valuable time and energy to submit this documents in person.

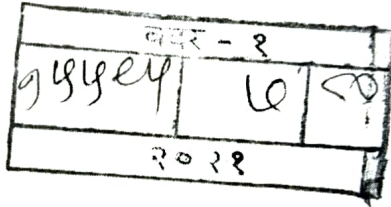
दस्तासौबत सूची II दिली.



  
सह दुय्यम निबंधक, अंधेरी क्र. १  
मुंबई उपनगर जिल्हा.







**AGREEMENT OF SALE**

THIS AGREEMENT OF SALE made at Mumbai on this 29<sup>th</sup> day of DEC; 2021

BETWEEN

**SHRI. SURINDER SINGH BAKSHI**, of Mumbai, Indian Inhabitant, having his address at 83/b, Jolly Maker Apartment No.1, Cuffe Parade, Mumbai - 400 005, hereinafter referred to as the "Vendor" (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **FIRST PART**;

AND



*S.S. Bakshi*

(1) SHRI. SHAILESH HINGARI, Aged 54 years, AND (2) SHRI. AHAAN SHAILESH HINGARI, Aged 27 years, both of Mumbai, Indian Inhabitants, having their address at 2, Manodhariya, 39, J. P. Road, Andheri (West), Mumbai - 400 058, hereinafter referred to as the "Purchasers" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to mean and include their heirs, executors, administrators and permitted assigns) of the **SECOND PART**;

AND

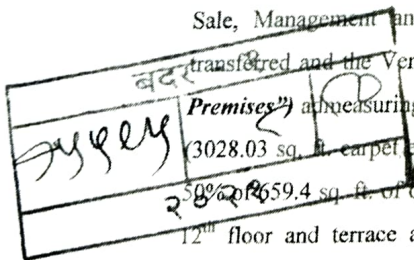
**KUMAR BUILDERS PROJECT PUNE PRIVATE LIMITED (Formerly M/S KUMAR BUILDERS)**, a company incorporated under the Companies Act, 1956 and having its registered office at 10<sup>th</sup> Floor, Kumar Business Centre, CTS No. 29, Bund Garden Road, Behind Shangrilla Garden, Pune 411 001 and its Mumbai office at Ali Chambers, Office No. 7, 1<sup>st</sup> Floor, Nagindas Master Road, Flora Fountain, Mumbai 400 023, through the hands of its Directors, hereinafter referred to as "**the Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its nominees, successors and assigns) of the **THIRD PART**.

The **Vendor**, the **Purchasers** and the **Confirming Parties** unless referred to individually shall hereinafter be collectively referred to as "**the Parties**".

WHEREAS:



By and under an Agreement for Sale dated 29<sup>th</sup> July 2009 ("**the Agreement for Sale**") executed between the Confirming Party therein referred to as "**the Developers**" of the one Part and the Vendor herein, therein referred to as "**the Purchaser**" of the other Part and registered with the office of the Sub-Registrar of Assurances under Serial No.BDR1/7312 of 2009 under the provisions of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Confirming Party sold and transferred and the Vendor purchased and acquired Flat Nos.1102 and 1202 ("**the Premises**") admeasuring 311.97 sq. mtrs. equivalent to 3358.04 sq. ft. built up area (3028.03 sq. ft. carpet exclusive of terrace admeasuring 329.7 sq. ft. together with 50% of 659.4 sq. ft. of open terrace i.e. 4029.6 sq. ft. built up area) on the 11<sup>th</sup> and 12<sup>th</sup> floor and terrace above them in the building known as Wing 'C', New Sarvottam Co-op Housing Society Ltd. ("**the Building**") situate, lying and being at land bearing C.T.S. Nos.475, 475/1 to 475/10 and 476 of Village Vile Parle, Off. S. V. Road, Andheri (West), Mumbai - 400 058 together with right to use, occupy and enjoy the 3 (three) covered car parking spaces together with all rights, privileges



Swinder Singh Bakshi

and benefits of the Vendor incidental and the membership of the society ("*the Premises*").

(b) By and under Sale Deed dated 22<sup>nd</sup> March 2016 ("*the Sale Deed*") executed between the Vendor of the one Part and the Purchasers herein of the other Part and registered with the office of the Sub-Registrar of Assurances under Serial No.BDR1/3150 of 2016 under the provisions of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Vendor sold, conveyed and transferred and the Purchasers purchased and acquired the Premises on as is where is basis at and for valid consideration of INR 7,66,12,500/- and on the terms and conditions mentioned therein and were handed over possession of the said Flats on 31.03.2016 and more particularly described in the First Schedule hereunder written.

(c) Prior to execution of the Sale Deed, the Vendor and the Purchasers, undertook physical survey of the Premises and discovered that the carpet area mentioned in the Agreement for Sale was erroneous due to FSI shortage and the actual carpet area of the Premises was 252.68 square meters carpet area i.e. Flat Nos.1102 and 1202 also 12.90 sq. mtr. Flower bed area. Thus there was a shortfall of carpet area as evidenced by the MCGM chargeable area statement.

(d) Subsequently, in lieu of the shortfall, the Confirming Party allotted to the Vendor area admeasuring 1280.92 sq. ft. carpet on the open terrace above 12<sup>th</sup> floor ("*Additional Premises*") of the Building known as known as New Sarvottam Housing Society Ltd. (Prop.), Wing "C" situate, lying and being at land bearing C.T.S. Nos.475, 475/1 to 475/10 and 476 of Village Vile Parle, Off. S. V. Road, Andheri (West), Mumbai - 400 058 together with all rights, privileges and benefits and more particularly described in the Second Schedule hereunder written and delineated in red coloured boundary line on the floor plan annexed and marked as Annexure "A" hereto, in terms of the Agreement for Sale.

(e) Pursuant to negotiations the Purchasers had with the Vendor, the Vendor agreed to sell, convey, transfer and assign the Additional area, free from all encumbrances, claims, or charge to the Purchasers and the Purchasers relying upon the declarations, representations and assurances of the Vendor agreed to purchase and acquire the same from the Vendor, for the total consideration of INR 1,00,00,000/- (Rupees One Crore Only).

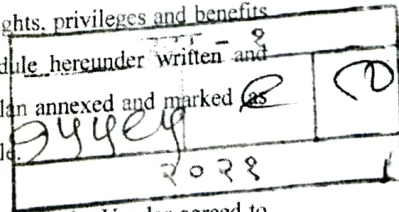
NOW THIS DEED WITNESSETH that pursuant to the said Agreement and in consideration of the sum of INR 1,00,00,000/- (Rupees One Crore Only) is total



*[Handwritten signature]*

*Swinder Singh Bakshi*

*[Handwritten signature]*



consideration out of which INR 10,00,000/- (Rupees Ten Lacs Only) is paid by Purchasers to the Vendor by Cheques/ Demand Drafts drawn in favour of the Vendor as detailed in the receipt attached hereto and 1% TDS on the entire consideration amount, making in aggregate the sum of INR 1,00,000/- (Rupees One Lakh Only) being the full consideration amount payable by the Purchasers to the Vendor (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and forever acquit, release and discharge the Purchasers of and from the same and each part thereof). No consideration is payable or paid to the confirming party who have recovered the entire consideration payable by the Vendor under the Agreement for sale dated 29<sup>th</sup> July 2009.

1. The Vendor doth hereby sell, grant, convey, transfer, assure and assign unto and in favour of the Purchasers herein all has entitlement to

- (a) Additional area admeasuring 1280.92 sq. ft. carpet on the open terrace above 12<sup>th</sup> floor of Wing 'C', New Sarvottam Co-op Housing Society Ltd. situate, lying and being at land bearing C.T.S. Nos.475, 475/1 to 475/10 and 476 of Village Vile Parle, Off. S. V. Road, Andheri (West), Mumbai - 400 058 together with all rights, privileges and benefits of the Vendor within the Registration District and Sub-District of Mumbai and more particularly described in the Second Schedule hereunder written and hereinafter referred to as the Additional Premises.

2. The Vendor on execution hereof has delivered all original documents in his possession and custody to the Purchasers in respect of the Additional Premises.

3. The Vendor doth hereby covenants with the Purchasers that the Vendor shall pay to the Proposed Society/society their share of taxes and outgoings including the Municipal taxes, maintenance charges, other outgoings, charges for water, electricity etc. or any other dues payable, in respect of the Additional Premises.

4. The Vendor hereby further covenants with the Purchasers that the Vendor shall from time to time and at all times till the Additional area is transferred in the name of the Purchasers in the record of the society/ organization and with other statutory bodies, whenever called upon by the Purchasers, their Advocates or Attorneys do and execute or cause to be done and executed all such acts, deeds, and things whatsoever for more perfectly securing the interest of the Purchasers in the Additional area hereby sold, transferred and assigned in favour of and to the use of the Purchasers and/or their Nominees.

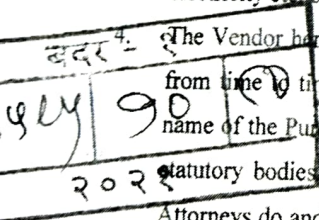
5. The Vendor hereby represents, assures, declares and confirms that as mentioned herein:-

*Surinder Singh Bakshi*

4(a) The Purchaser as the Authorized Signatory of the Confirming Party herein had executed the Agreement for Sale dt. 29/07/2009. The Purchaser undertakes to get any construction on the subject area of 1280.92 sq.ft on the Terrace duly sanctioned at his own cost and consequences and keep the Confirming Party indemnified of all consequences as set out in the Indemnity Deed dt 2nd December 2021.

*JKhan*

*P. X*



- (a) That the Vendor alone has the absolute rights, title and interest in the Additional Premises and the Vendor's title to the Additional area is clear and marketable, free from all encumbrances.
- (b) That the Vendor is absolutely entitled to the Additional area and no other person/s have any right, title, interest, benefit, claim or demands of any nature whatsoever either by way of sale, exchange, bequest, mortgage, charge, encumbrances, lease, lien, leave and license, gift, maintenance or otherwise on the same and that the Vendor has in himself good right, full power and absolute authority to sell and transfer the Additional area to the Purchasers.
- (c) The Vendor doth hereby state that the Additional area is not the subject matter of any litigation nor is the Additional area or any part thereof attached in execution of any decree and/or order either before Judgment and/or after Judgment.
- (d) The Vendor has not done nor shall do any act, deed, matter or thing whereby the Purchasers are prevented from becoming the rightful owner of and/or taking the rightful, peaceful possession of the Additional area and/or whereby the Vendor would be prevented from assigning, selling, assuring, conveying, transferring the Additional area, in the manner herein provided to and unto the Purchasers.
- (e) There is no claim outstanding in respect of the Additional area from any person/party/financial institution.
- (f) That there is no prohibitory order or injunction from any Court of Law or from Collector or Revenue Authority or from any Taxation Authority restraining or restricting the Vendor from dealing with the Additional area or entering into this Deed.

3-2		
Sugley	99	100
of Law		

- 6. The Vendor hereby agrees, undertakes and covenants that he will personally attend before the Sub-Registrar of Assurances for admitting the execution of the Agreement and also agrees, undertakes and covenants to sign and execute all the contracts, agreements, deeds, papers and/or documents that may be necessary and required to be signed and executed by him in order to give effect to the transfer of the Additional area in favour of the Purchasers. The Vendor hereby indemnifies the Purchasers from all claims that may arise from execution of this Agreement.
- 7. This sale, transfer and assignment is executed by the Vendor of his free will, without coercion or undue influence, in sound mind and with the free consent and confirmation of the Confirming Party. In confirmation thereof the Confirming Party has joined in execution of this Agreement as Confirming Party



Swinder Singh Bakshi



to confirm sale, transfer and assignment by the Vendor in favour of the Purchasers. The Confirming Party hereby confirms that they have no right, title, interest or claim in the Additional area or any part thereof.

8. The stamp duty and registration charges payable on this Deed in respect of the Additional area shall be borne and paid by the Purchasers.

9. VENDOR'S PERMANENT INCOME TAX ACCOUNT NOS.

**SHRI. SURINDER SINGH BAKSHI** : AEHPB3121Q

10. PURCHASERS' PERMANENT INCOME TAX ACCOUNT NOS.

(1) **SHRI. SHAILESH HINGARH** : AAAPH3472K

(2) **SHRI. AHAN SHAILESH HINGARH** : AIKPH4596E

11. CONFIRMING PARTY'S PERMANENT INCOME TAX ACCOUNT NO.

**KUMAR BUILDERS PROJECT PUNE  
PRIVATE LIMITED**

**IN WITNESS WHEREOF**, the Parties hereto have hereunto set and subscribed their respective seals and hands on this deed on the day and year first hereinabove written.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

Flat Nos.1102 and 1202 admeasuring 252.68 square meters carpet area exclusive terrace on the 11<sup>th</sup> and 12<sup>th</sup> floor of the New Sarvottam Co-op Housing Society Ltd.

(Prop.) Wing "C" along with the right to use, occupy and enjoy the three car parking spaces together with all rights, privileges and benefits of the Vendor

वदर - १	१५५५५	१२५०
२०२१		

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

Additional area being area admeasuring 1280.92 sq. ft. carpet on the open terrace above flat no 1201 of the Building known as Wing 'C', New Sarvottam Co-op Housing Society Ltd. (Prop.), Wing "C" situate, lying and being at land bearing C.T.S. Nos.475, 475/1 to 475/10 and 476 of Village Vile Parle, Off. S. V. Road, Andheri (West), Mumbai - 400 058 together with all rights, privileges and benefits of the Vendor





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

AND DELIVERED BY THE )  
VENDOR )



SHRI. SURINDER SINGH BAKSHI

in the presence of

- 1. 
- 2. 

Surinder Singh Bakshi







SIGNED AND DELIVERED BY THE PURCHASERS

(1) SHRI. SHAILESH HINGARH



(2) SHRI. AHAN SHAILESH HINGARH

in the presence of

- 1. 
- 2. 





SIGNED AND DELIVERED BY THE CONFIRMING PARTY

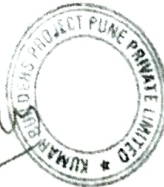
KUMAR BUILDERS PROJECT PUNE PVT. LTD., (Formerly M/S. KUMAR BUILDERS)

Through Lakshminarayana Kishan as its Constituted Attorney

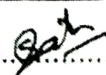

in the presence of

- 1. 
- 2. 





WITNESSES

- 1)  .....
- 2)  .....

बंदर - १		
१५५६५	१३	१०
२०२१		



\*\*\*\*\*  
DATED THIS \_\_ DAY OF NOVEMBER,  
2021  
\*\*\*\*\*

BETWEEN

SHRI. SURINDER SINGH BAKSHI  
.... Vendor

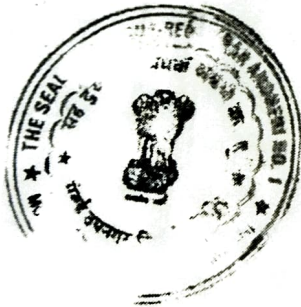
AND

(1) SHRI. SHAILESH HINGARH  
(2) SHRI. AHAN SHAILESH HINGARH  
.... Purchasers

AND

KUMAR BUILDERS PROJECT PUNE  
PVT. LTD.)

...Confirming  
Party



@@@@@@@@@@@@@@@@@@@@

**DEED OF SALE**

@@@@@@@@@@@@@@@@@@@@

बदर - १		
१५५५५	१४	०
२०२१		

TOPUP  
YES / NO  
YES / NO  
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O

7312322

04/01/2016

सूची क्र.2

दुसरा नियम : अंधेरी 1 (बांद्रा)

Note -Generated Through eSearch  
Module, For original report please  
contact concern SKO office.

दस्त क्रमांक : 7312/2009

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार करारनामा  
(2) प्लोवदला रु. 61380250  
(3) बाजारभाव (आडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 54644590

- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास).

पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - विलेपार्ले पश्चिम ( अंधेरी ), उपविभागाचे नाव - 37/1903A - भूभाग - खालील सिटीएस नं मधील मिळकती. सिटीएस क्र. 475, 475/1 ते 11 व 476 - सदनिका क्र. 1102 आणि 1202, सी विंग, 11वा आणि 12वा मजला, " सर्वोत्तम ", 201 मधील स्वामी विवेकानंद मार्ग, इला उड्डाण पुला जवळ, अंधेरी (प) मुं - 58, सोबत मटवी मधील कारपार्किंग चे एकूण क्षेत्र - 33.44 चौरस मीटर

- (5) क्षेत्रफळ

- (6) आकारणी किंवा जुडी देण्यात येणारे तेंदहा

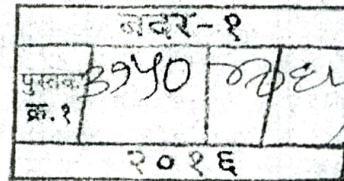
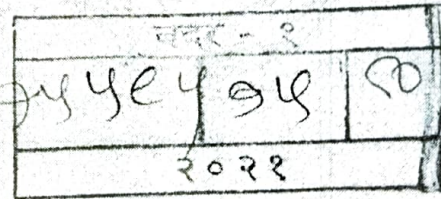
- (7) दस्तऐवज करून घेणा-या/लिहून घेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

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

- (9) दस्तऐवज करून दिल्याचा दिनांक 29/07/2009  
(10) दस्त नोंदणी केल्याचा दिनांक 30/07/2009  
(11) अनुक्रमांक, खंड व पृष्ठ 7312/2009

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 3052000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000





23/03/2016

सूची क्र.2

मुख्य निबंधक : सह. दु. नि. अंधेरी 1  
 घमन क्रमांक : 3150/2016  
 मोदणी :  
 Regn:63m

गावाचे नाव : 1) विलेपार्ले

- (1) विलेखाचा प्रकार मोत डीड  
 (2) मोवदला 76612500  
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे) 76581600  
 (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: सदनिका क्र. 1102 आणि 1202, माळा नं: सी विंग, 11वा आणि 12वा मजला, इमारतीचे नाव: सर्वोत्तम, ब्लॉक नं: इर्ला उड्डाण पुला जवळ, अंधेरी प, रोड नं: 201-ए/बी, स्वामी विवेकानंद मार्ग, मुं - 58, इतर माहिती: सोबत तीन कार्याकेंग चे एकूण क्षेत्र - 33.44 चौरस मीटर ( ( C.T.S. Number: 475, 476/1 ते 11 व 476 : ) )

(5) क्षेत्रफळ

• 1) 289.62 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल वेव्हा.

(7) दस्तावेज करून देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- सुरींदरसिंह गुरुमुखसिंह बकी वय:-73; पत्ता:- 83/बी, मंकर अपार्टमेंट नं 1, कक परेड, व, कोलाबा बाजार, MAHARASHTRA, MUMBAI Government. पिन कोड:-400005 पॅन नं:- AEHPB3121Q



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

1): नाव:- शैलेश हिंगर वय:-48; पत्ता:- प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: मनुधारीया, ब्लॉक नं: अंधेरी प, रोड नं: 39, जे पी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:- AAAPH3472K  
 2): नाव:- अहान शैलेश हिंगर वय:-48; पत्ता:- प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: मनुधारीया, ब्लॉक नं: अंधेरी प, रोड नं: 39, जे पी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 पॅन नं:- AIKPH4596E

(9) दस्तावेज करून दिल्याचा दिनांक 22/03/2016

(10) दस्त नोंदणी केल्याचा दिनांक 23/03/2016

(11) अनुक्रमांक, घड व पुष्ट 3150/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 3830625

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

सह. मुख्य निबंधक अंधेरी क. १  
 11 FEB 2016  
 TWENTY RUPEES

खदर - ?		
28484	96	50
२०२१		

मुल्यांकनासाठी विचारत येतलेला तपशील:-  
 मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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

(सहायक निबंधक अंधेरी - १)

सही प्रत

सह. मुख्य निबंधक, अंधेरी क. १  
 सर्वोत्तम उपनगर जिब्हा.



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE 8561/BSH/WS/AH/AK of COMMENCEMENT CERTIFICATE

ISSUED

679

To Kumar Builder C.A. to New Sarvottam

14 AUG 2008

Municipal Office, K. K. Park, Borewell, Bandra (West), Mumbai-400 050

C.H.S. Ltd.

Sir,

With reference to your application No. 10543 dated 02/4/2005 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Re-development of Bldg. CTS No. 475, 475/1 to 10, 476 at premises at Street Vile Parle village, Vile Parle situated at Vile Parle (W) Ward K. West.

The Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated in consequence of the endorsement of the setback line/road width shall form part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extension shall not in any case exceed three years provided further that such lapse shall not bar any subsequent permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
  - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plan.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri. V. H. PATIL Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto - 8 SEP 2008

Handwritten signature and stamp of V. H. Patil, Assistant Engineer.

This Commencement certificate is for carrying out the work upto top of Stilt i.e. upto ht. 2.75 Mtrs for Bldg. No. 1 as per amended approved plan dated 29.10.2007

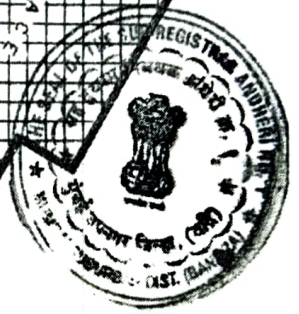
For and on behalf of Local Authority The Municipal Corporation of Greater Mumbai

Ex. Assistant Eng. Building Proposals (Western Subs.) H & K/West' K/East & P/Wards

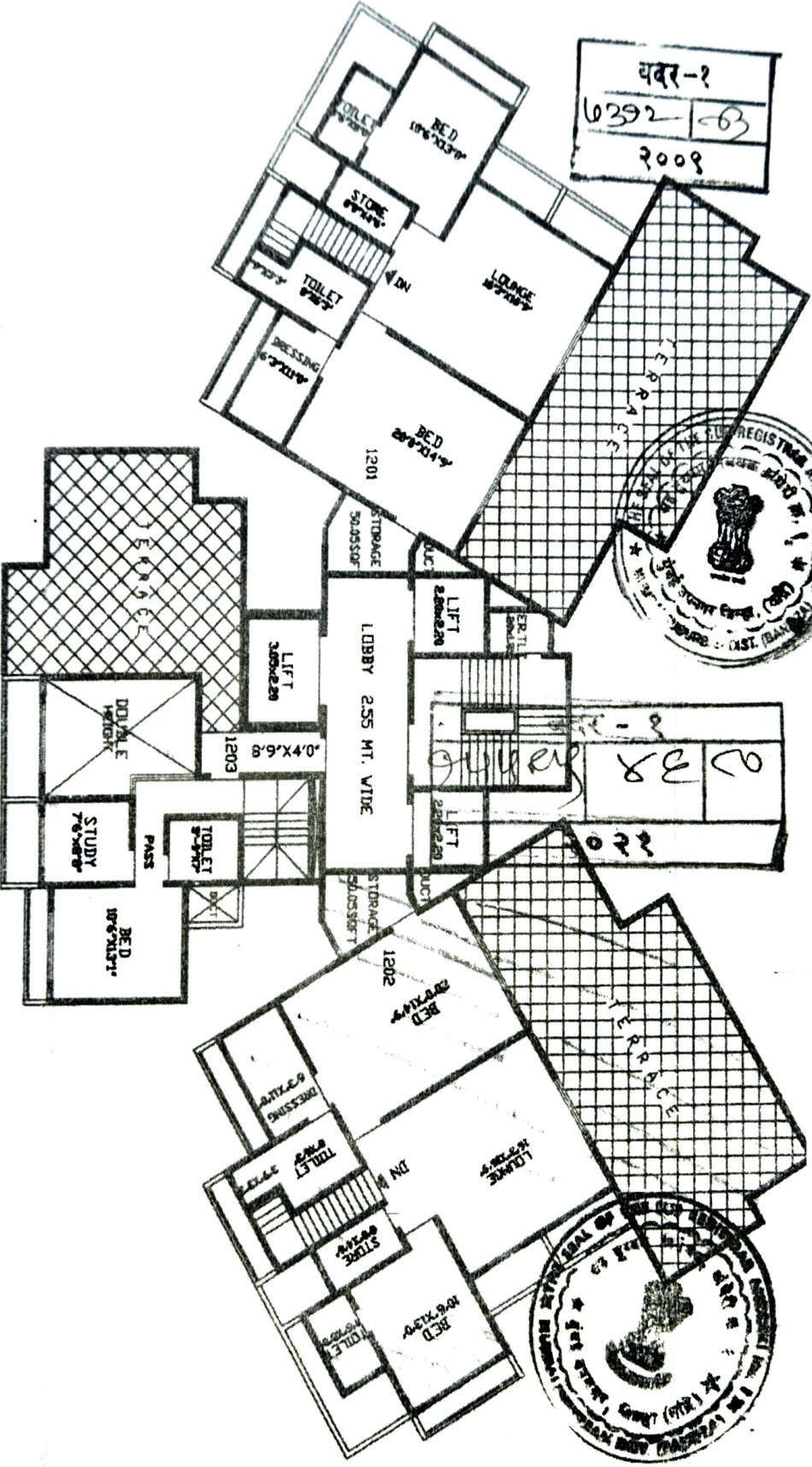
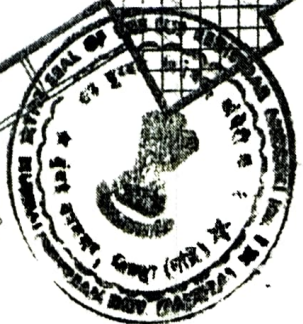
FOR MUNICIPAL CORPORATION OF GREATER MUMBAI

Handwritten signature at the bottom left.

यदर-१  
0392-63  
२००९



यदर-२  
0392-63  
०२२



12 TH FLOOR PLAN

WING 'C'

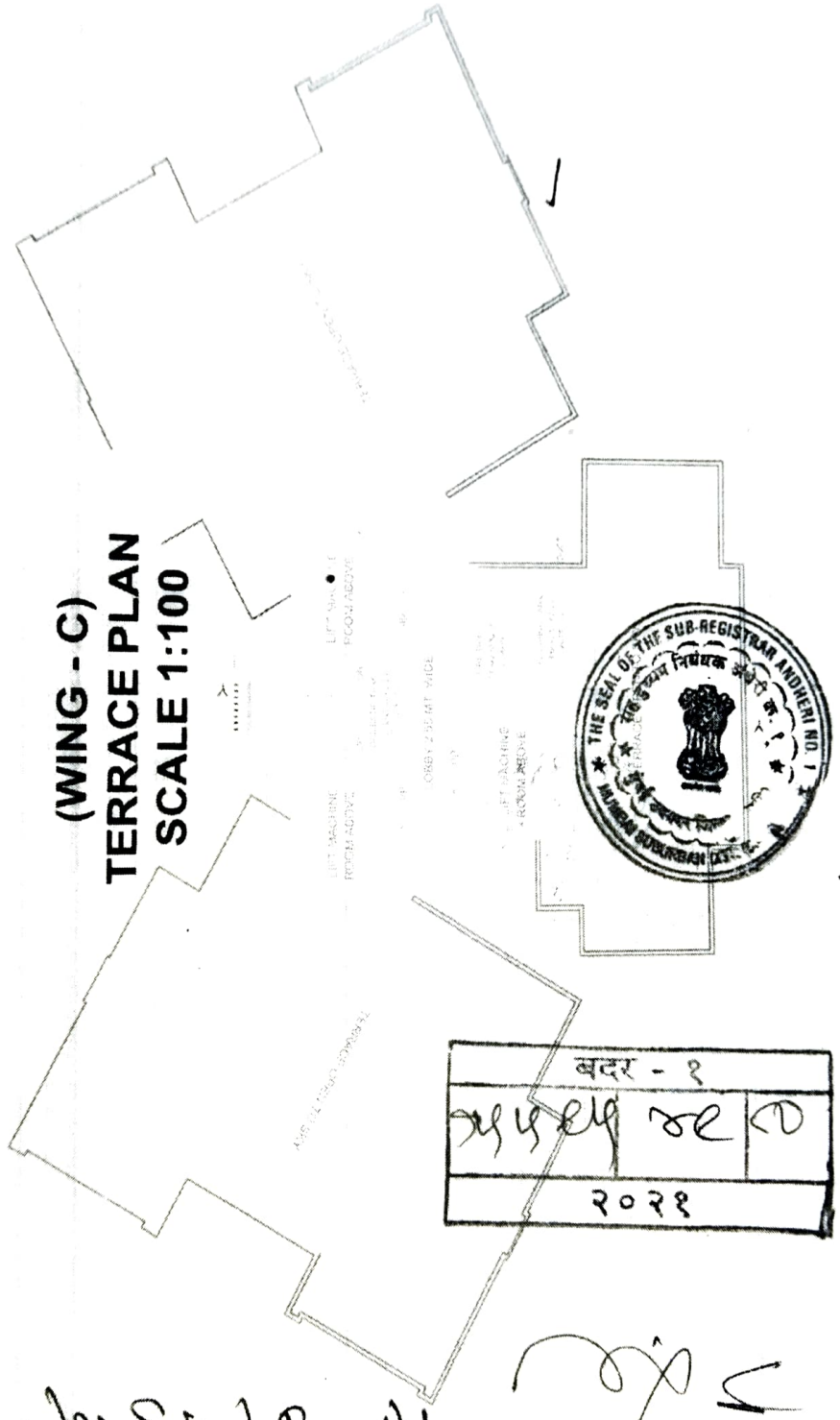
SUBJECT TO BMC APPROVAL

NEW SARVOTTAM C.H.S. (ANDHERI)

KUMAR BUILDER

S.S. Bawshi

**(WING - C)  
TERRACE PLAN  
SCALE 1:100**



बदर - १		
Handwritten Signature	Handwritten Signature	Handwritten Signature
२०२१		

Surinder Singh Bakshi

Handwritten mark/signature



322/15595

बुधवार, 02 डिसेंबर 2021 12:05 म.नं

दस्त गोशवारा भाग-1

बदर 1

दस्त क्रमांक: 15595/2021

दस्त क्रमांक: बदर 1 /15595/2021

बाजार मूल्य रु. 1,05,16,260/-

सोबदला रु. 1,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 5,25,900/-

दु. नि. सह. दु. नि. बदर 1 यांचे कार्यालयात

पावती: 17508

पावती दिनांक: 02/12/2021

अ. क्र. 15595 वर दि. 02-12-2021

सादरकारणाराचे नाव: शैलेश हिंणर

रोजी 11 40 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण: 31600.00

दस्त हजर करणाऱ्याची सही

सह. कुलम निबंधक, अंधेरी क्र. १

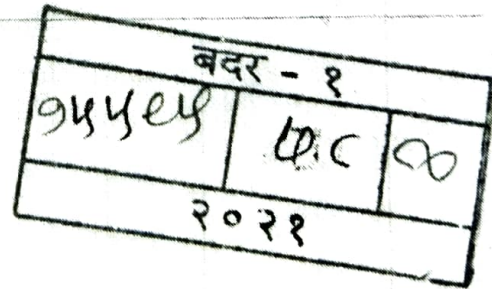
सह. कुलम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक अंवाच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी अंवात

शिक्का क्र. 1 02 / 12 / 2021 11 : 40 : 35 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 12 / 2021 11 : 42 : 07 AM ची वेळ: (फी)



12/9/2021



दस्तावेज क्रमांक: 15595/2021  
दस्तावेजा प्रकार: करारनामा

Summary 2  
दस्तावेजा प्रकार: 2

पद 1  
दस्तावेज क्रमांक: 15595/2021

- पधकाराचे नाव व पत्ता**
1. नाव: कुमार विनय प्रोजेक्ट पुणे या ची गर्बीचे नाव ये कुमार विनय  
ये मनाथकर लक्ष्मीकाश्या हीणल नके मुख्याय भयोग पादुरग  
पत्ता: प्लॉट नं. 7, माळा नं. 1, इमारतीचे नाव: जेजी वेवर्म, ब्लॉक  
न फ्लोरा पार्क इस्टन मुंबई, रोड नं: मंगीनराम मास्टर रोड, महाराष्ट्र,  
MUMBAI  
पिन नंबर: AAHCK4705E
  2. नाव: सुनील सिंग बशी  
पत्ता: प्लॉट नं. 83 बी, माळा नं. - इमारतीचे नाव: जेजी वेवर्म  
अपार्टमेंट नं 1, ब्लॉक नं: कृक पॉइंट मुंबई, रोड नं: - महाराष्ट्र,  
MUMBAI.  
पिन नंबर: AEHPB3121Q
  3. नाव: शैलेश हिंगर Swinder Singh Bakshi  
पत्ता: प्लॉट नं. 2, माळा नं: - इमारतीचे नाव: मनोहरिया, ब्लॉक नं: वय :-54  
अंधेरी प मुंबई, रोड नं: 39, जे पी रोड, महाराष्ट्र, MUMBAI.  
पिन नंबर: AAAPH3472K
  4. नाव: अरुण हिंगर -  
पत्ता: प्लॉट नं: 2, माळा नं: - इमारतीचे नाव: मनोहरिया, ब्लॉक नं: वय :-27  
अंधेरी प मुंबई, रोड नं: 39, जे पी रोड, महाराष्ट्र, MUMBAI.  
पिन नंबर: AIKPH4596E

**पधकाराचा प्रकार**  
माध्यता देणार  
वय :-43  
स्वाक्षरी:-  
*(Signature)*

**छायाचित्र**

**पधकाराचा पत्ता**

विहून देणार  
वय :-79  
स्वाक्षरी:-  
*(Signature)*

विहून घेणार  
वय :-54  
स्वाक्षरी:-  
*(Signature)*

विहून घेणार  
वय :-27  
स्वाक्षरी:-  
*(Signature)*

ब्रगिन दस्तऐवज करून देणार तथाकथीन करारनामा चा दस्त ऐवज करून दिल्याचे कवून करतात.  
शिक्का क्र.3 ची वेळ: 02 / 12 / 2021 12 : 01 : 14 PM

बदर - १

94444 66 50

2021

छायाचित्र

- ओळख -**  
खातील इनाम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात
- अनु क्र. पधकाराचे नाव व पत्ता**
1. नाव: विशाल अशोक चव्हाण  
वय: 36  
पत्ता: सदनिका नं 504 पाचवा मजला श्री लक्ष्मी हार्ट्स मिंगरोड पूर्व  
पिन कोड: 401107
  2. नाव: मंभाजी पाटिल  
वय: 41  
पत्ता: 404 निरंजन 99 मरीन ड्राव्हळ मुंबई  
पिन कोड: 400002

*(Signature)*  
स्वाक्षरी

*(Signature)*  
स्वाक्षरी

छायाचित्र

शिक्का क्र.4 ची वेळ: 02 / 12 / 2021 12 : 01 : 42 PM

*(Signature)*  
सह: दुय्यम निबंधक, अंधेरी क्र. १



\*\*\*\*\*  
 DATED THIS \_\_\_ DAY OF NOVEMBER,  
 2021  
 \*\*\*\*\*

BETWEEN

SHRI. SURINDER SINGH BAKSHI  
 .... Vendor

AND

(1) SHRI. SHAILESH HINGARH  
 (2) SHRI. AHAN SHAILESH HINGARH  
 .... Purchasers

AND

KUMAR BUILDERS PROJECT PUNE  
 PVT. LTD.)  
 ...Confirming  
 Party

aaaaaaaaaaaaaaaaaaaa

@

**DEED OF SALE**

aaaaaaaaaaaaaaaaaaaa

@



23/03/2016

सूची क्र. 2

दुधम निर्बंधक : सह. दु. नि. अंधेरी 1

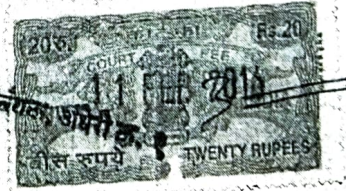
दिनांक क्रमांक : 3150/2016

मोबिली :

Regn.03m

गावाचे नाव : 1) विलेपार्ले

(1) विवेकाचा प्रकार	सेव डीय
(2) मोबदला	76612500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	76581600
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदतिका नं: सदतिका क्र. 1102 आणि 1202, माळा नं: सी विंग, 11वा आणि 12वा मजला., इमारतीचे नाव: सर्वोत्तम, ब्लॉक नं: इर्ला उद्गाण पुला जवळ, अंधेरी प, रोड नं: 201-ए/बी, स्वामी विवेकानंद मार्ग, मु - 58, इतर माहिती: सोबत तीन कारपाकिंग चे एकूण क्षेत्र - 33.44 चौरस मीटर ( C.T.S. Number : 475, 475/1 ते 11 व 476 : ) )
(5) क्षेत्रफळ	1) 289.62 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुरींदरसिंह गुरुमुखसिंह बधी वय:- 73; पत्ता:-, - 83/बी, जौली बेकर अपार्टमेंट नं 1, कफ परेड, -, कोलाबा बाजार, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400005 पॅन नं:- AEHPB3121Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शैलेश हिंजर वय:- 48; पत्ता:- प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: मनुधारीया, ब्लॉक नं: अंधेरी प, रोड नं: 39, जे पी रोड, महाराष्ट्र, मुम्बई. पिन कोड:- 400058 पॅन नं:- AAAPH3472K 2): नाव:- अहान शैलेश हिंजर तर्फे मुखत्यार शैलेश हिंजर वय:- 48; पत्ता:- प्लॉट नं: 2, माळा नं: -, इमारतीचे नाव: मनुधारीया, ब्लॉक नं: अंधेरी प, रोड नं: 39, जे पी रोड, महाराष्ट्र, मुम्बई. पिन कोड:- 400058 पॅन नं:- AIKPH4596E
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3150/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3830625
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

(दस्तावेजास्ये सूची - II)

सही मत

Sachin  
सह. दुधम निर्बंधक, अंधेरी क्र. 1  
सर्वां उपनगर जिल्हा.



Summary I (GoshwaraBhag-1)

RECORDED

सुधवार 23 मार्च 2016 10:39 प.पू.

दस्त मोपवारी भाग-1

बदर 1

दस्त क्रमांक 3150/2016

दस्त क्रमांक: बदर 1 /3150/2016

बाजार मूल्य: रु. 7,65,81,600/-

मोबदला: रु. 7,66,12,500/-

भारतेसे मुद्रांक शुल्क: रु. 38,30,625/-

दु. नि. सह दु. नि. बदर 1 यांचे कार्यालयात

अ. क्र. 3150 वर दि. 23-03-2016

तेजी 10.16 म.पू. वा. हजर केला.

पावती: 3799

पावती दिनांक: 23/03/2016

सादरकरणासाठीचे नाव: शैलेश हिंजर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1300.00

पृष्ठांची संख्या: 65

एकुण: 31300.00

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, अंधेरी क्र. १

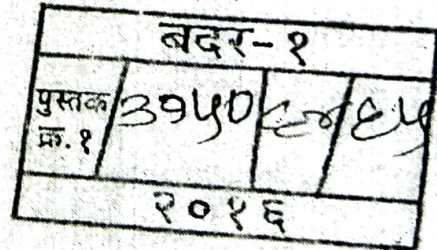
सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 23/03/2016 10:16:26 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23/03/2016 10:17:12 AM ची वेळ: (फी)





Wednesday, March 23, 2016  
10:39 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 3799 दिनांक: 23/03/2016

गावाचे नाव: विलेपार्ले  
दस्तऐवजाचा अनुक्रमांक: वदर1-3150-2016  
दस्तऐवजाचा प्रकार: सेल डीड  
सादर करणाऱ्याचे नाव: शैलेश हिंगर

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 65

₹. 30000.00  
₹. 1300.00

एकूण:

₹. 31300.00

आपणास मूळ दस्त, घंबनेल प्रिंट, सूची-२ अंदाजे  
10:37 AM ह्या वेळेस मिळेल.

*S. Chavan*  
सह. दुय्यम निबंधक, अर्थी-1

मोबादला: ₹.76612500/-

बाजार मुल्य: ₹.76581600/-  
भरलेले मुद्रांक शुल्क: ₹. 3830625/-

- 1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006122836201516E दिनांक: 23/03/2016  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 1300/-

मूल्यांकनाचे वर्ष 2016  
 जिल्हा मुंबई उपनगर)  
 मूल्य विभाग विलेपार्ले पश्चिम (अंधेरी)  
 उप मूल्य विभाग 37/190 मुभाग: उत्तरेस गावाची हद्द, पुर्वस स्वामी विवेकानंद रोड, दक्षिणेस वैकुण्ठलाल मेहता मार्ग व पश्चिमेस गावाची हद्द.  
 सर्व्हे नंबर / न. मू क्रमांक सि.टी.एस. नंबर#475

वर्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोलमापनाचे एकक
139100	232000	284000	348100	232000	मोलमापनाचे एकक	चौरस मीटर

बांधीय क्षेत्राची माहिती						
मिळकतीचे क्षेत्र	289.62 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीय	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 to 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.232000/-	
उद्कवाहन सुविधा-	आहे	मजला -				

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वर्षिक मूल्यदर \* खुल्या जमिनीचा दर) \* घसा-यानुसार नविन दर) \* खुल्या जमिनीचा दर

$$= (((232000 - 139100) * (100 / 100)) + 139100)$$

= Rs.232000/-

A) मुख्य मिळकतीचे मूल्य = 110% of 232000 = Rs.255200/-

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

$$= 255200 * 289.62$$

= Rs.73911024/-

E) बंदिस्त वाहन तळाचे क्षेत्र = 41.85 चौरस मीटर

बंदिस्त वाहन तळाचे मूल्य = 41.85 \* (255200 \* 25/100)

= Rs.2427300/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमजल्याचे मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

$$= A + B + C + D + E + F + G + H$$

$$= 73911024 + 0 + 0 + 0 + 2427300 + 0 + 0 + 0$$

= Rs.76338324/-



CHALLAN  
MTR Form Number-6

GRN	MH006122836201516E	BARCODE	Date 31/12/2015-13:20:26				Form ID	252
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty		TAX ID (If Any)					
	Registration Fee		PAN No. (If Applicable)	AAAPH3472K				
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	Shailesh Hingarh				
Location	MUMBAI		Flat/Block No.	Flat Nos. 1102 and 1202				
Year	2015-2016 One Time		Premises/Building	New Sarvottam CHS, Wing C, Vile Parle, Off				
Account Head Details		Amount In Rs.	Road/Street	Mumbai				
0030045501	Stamp Duty	3830625.00	Area/Locality					
0030063301	Registration Fee	30000.00	Town/City/District					
			PIN	4 0 0 0 5 8				
			Remarks (If Any)	PAN2=AEHPB3121Q-SecondPartyName=Surinder Singh Bakshi-CA=76612500-Mark etval=76581600				
				Eight Lakh Sixty Thousand Six Hundred Twent				
				y Five Rupees Only				
Total	3890625.00		FOR USE IN RECEIVING BANK					
Payment Details		CORPORATION BANK		Bank CIN	REF No.	03502302015123100318	RS31122015127865	
Cheque-DD Details				Date	31/12/2015-13:18:00			
Cheque/DD No				Bank-Branch	CORPORATION BANK			
Name of Bank				Scroll No.	Date			
Name of Branch				Not Verified with Bank				



पुस्तक क्र. १

२०१६

Mobile No. : 9820147213



3940  
2016

**SALE DEED**

S.S.B. Kpl.  
S.S.B.

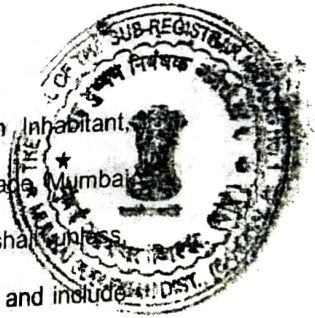
S.S. Baushi

MARCH 2015

THIS SALE DEED ("this Deed") is made at Mumbai this 2<sup>ND</sup> day of

**BETWEEN**

SHRI. SURINDER SINGH BAKSHI, an adult, Mumbai, Indian Inhabitant, having his address at 83/B, Jolly Maker Apartment No.1, Cuffe Parade, Mumbai 400 005, hereinafter called "the Vendor" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors and administrators) of the **ONE PART**



**AND**

पुस्तक नं. १	
पुस्तक नं. १	३५०
२५५	
२०१६	

- 1) **MR. SHAILESH HINGARH**, adult, Mumbai Indian Inhabitant, residing at 2, Manudhariya, 39, J.P. Road, Andheri (W), Mumbai-400058. &
- 2) **MR. AHAN SHAILESH HINGARH** adult, Mumbai Indian Inhabitant, residing at 2, Manudhariya, 39, J.P. Road, Andheri (W), Mumbai-400058. hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to

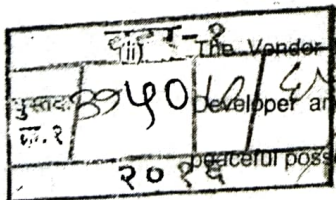
S.S. Baushi

mean and include his heirs, executors, administrators and assigns) of  
the OTHER PART

The Vendor and the Purchaser are hereinafter collectively referred to as the  
"Parties" and individually referred to as the "Party".

**WHEREAS:**

(i) By and under an Agreement for Sale dated 29<sup>th</sup> July, 2009 ("the said Agreement for Sale") executed between M/s. Kumar Builders therein referred to as "the Developers" of the One Part and the Vendor herein therein referred to as "the Purchaser" of the Other Part and registered with the office of the Sub-Registrar of Assurances under Serial No. BBR1/7312 of 2009 under the provisions of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Developer has sold and transferred and the Vendor herein has purchased and acquired Flat Nos. 1102 and 1202 ("the said Flats") the 11<sup>th</sup> and 12<sup>th</sup> floor of the building known as New Sarvottam Co.Op.Hsg.Soc Ltd.(Prop.)- Wing "C" ("the said Building") situated in Wing and being at land bearing CTS Nos. 475, 475/1 to 475/10 and 476 of Village Vile Parle, Off. S.V. Road, Andheri (W), Mumbai - 400 058 together with the right to use, occupy and enjoy the 3 (three) car parking spaces and more particularly described in the Schedule hereunder written and delineated in red coloured boundary line on the floor plan annexed and marked as Annexure "A" hereto.



(ii) The Vendor herein has paid the entire consideration amount to the Developer and the Vendor herein has been put in quiet, vacant and peaceful possession of the said Flats by the Developer.

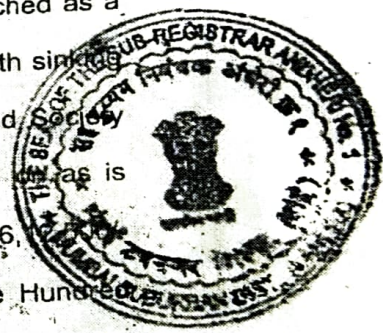
(iii) New Sarvottam Co-operative Housing Society Limited is formed and registered under the provisions of Maharashtra Co-operative Societies Act, 1960 ("the said Society") and all the purchasers of the flats inter-

*[Handwritten signature]*

*S.S. Bawshi*

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3  
allie in the said Buildings are admitted as members thereof. However, the Society is yet to issue the Share Certificate.

- (iv) In view of the aforesaid, the Vendor is entitled to be a registered holder and member of the said Society and to all such common amenities, facilities, utilities and rights, benefits and privileges incidental to the membership of the said Society at par with and along with all other members of the said Society.
- (v) Pursuant to the negotiations between the Parties herein, the Vendor agrees to sell and transfer to the Purchaser and the Purchaser agrees to purchase and acquire from the Vendor, the said Flat together with the right to use, occupy and enjoy the 3 (three) car parking spaces together with all rights, privileges and benefits of the Vendor incidental to the membership of the said Society alongwith the shares that may be issued by the said Society and all other incidental rights attached as a registered holder and member of the said Society together with sinking funds, if any, standing to the credit of the Vendor in the said Society (hereinafter collectively referred to as "the said Premises") as is where is basis, at or for the total consideration of Rs. 7,66,125/- (Rupees Seven Crore Sixty Six Lac Twelve Thousand Five Hundred Only) (less Tax Deducted at Source as per the provisions of the Income Tax Act, 1961 (as amended)) i.e. an amount of Rs. 7,66,125/- (Rupees Seven Lac Sixty Six Thousand One Hundred Twenty Five Rupees Only).



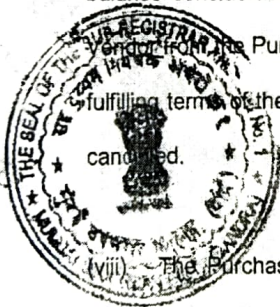
- (vi) Prior to the execution hereof, the Parties have undertaken the physical survey of the said Flats and it is discovered that the carpet area mentioned in the said Agreement for Sale is erroneous and the actual carpet area of the Flats is 241.35 square metres carpet area inclusive terrace the consideration amount has also been arrived at and paid accordingly.

वदर-२			
पुस्तक	3950		
कै			
Rate ₹			

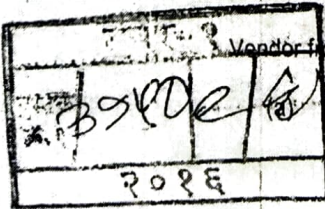
S.S. Bawshi

(vii) Prior to the execution of these presents, the Purchaser has paid to the Vendor part consideration vide (i) cheque bearing No.000187/ 000232/000257 dated 05/01/2016, 29/02/2016 & 22/3/2016 drawn on HDFC Bank for Rs. 1,00,00,000/- & 91,12,500/- 67,33,875/- (Rupees one crore only & Rupees Ninty one lacs Twelve Thousand Five Hundred only, Rupees Sixty Seven Lacs and Thirty Three Thousand Eight hundred Seventy Five only ). The Purchaser represents that he is obtaining finance of a Housing Loan from for the balance consideration amount. The balance consideration amount of **Rs.5,00,00,000/- (Rupees Five crore Only)** shall be paid by the Purchaser to the Vendor within 21 (Twenty One) days from the date of execution and registration of these presents and the original registered copy of the Sale Deed being deposited with the Bank. To secure the payment of the balance consideration of **Rs.5,00,00,000/- (Rupees Five crore Only)** to the Vendor, the Purchaser has simultaneously with the execution of these presents handed over to the Vendor a post dated cheque no. 000241 for the sum of **Rs.5,00,00,000/- (Rupees Five crore Only)**. It is clarified herein that only upon receipt and realisation of the balance consideration of **Rs.5,00,00,000/- (Rupees Five crore Only)** by the Vendor from the Purchaser, the sale shall be completed. If purchaser default in fulfilling terms of the sale deed within the stipulated time than the sale stands cancelled.

(viii) The Purchaser has requested the Vendor to execute this Sale Deed which the Vendor has agreed to execute in the manner contained herein.



(ix) Simultaneously with the receipt and realisation of the balance consideration of **Rs.5,00,00,000/- (Rupees Five crore Only)** by the Vendor from the Purchaser, the Vendor shall:-



- hand over quiet, vacant and peaceful possession of the said Premises to the Purchaser and issue a letter of possession; and
- (b) hand over the original documents of title in respect of the said Premises to the Purchaser which are in the possession of the Vendor in the manner as set out in the **Second**

S.S. Bakhshi

vendor in the manner as set out in the second schedule hereunder written;  
(x) As required by Rule 114(b) of the Income-tax Rules and Section 139A of the Income Tax Act, 1961, the Vendor and the Purchaser declares that their Permanent Account Numbers are as follows-

**PAN Numbers**

The vendor AEHPB3121Q

The Purchaser AAAPH3472K

The Purchaser AIKPH4596E

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

1. Based on the what is stated hereinabove by the Vendor and the Purchaser and in consideration of the sum of Rs.7,66,12,500/- (Rupees Seven crore Sixty Six lacs twelve thousand Five hundred only) paid by the Purchases to the Vendor on or before the execution of these presents vide cheque bearing No. 000187/ 000232 /000257 dated 05/01/2016 & 29/02/2016, 22/3/2016 drawn on HDFCBank for Rs. 2,66,12,500, /- (Rupees Two Crore Sixty Six Lacs Twelve Thousand Five Hundred only) (the payment after deducting TDS of Rs. 7,66,125 and receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser forever), which together with the sum of Rs. 5,00,00,000/- (Rupees Five crore only) agreed to be paid by the Purchaser to the Vendor within 21 (Twenty One) days from the date of execution and registration of these presents and the original registered copy of the Sale Deed being deposited with the Bank thereby aggregating to the sum of Rs.7,66,12,500/-



29/02/2016  
S.S. Bakshi

S.S. Bakshi

(Rupees Seven crore Sixty six lacs twelve thousand five hundred only) being the full and final consideration payable by the Purchaser to the Vendor, the Vendor doth hereby grants, conveys, transfers and assigns to the Purchasers on as is where is basis the said Premises being all the ownership right, title and interest and right in the said Flats bearing Nos. 1102 & 1202 admeasuring 241.35 square metres carpet area on the 11<sup>th</sup> and 12<sup>th</sup> floor of the building known as New Sarvottam Co. Op. Hsg. Soc. Ltd. (Prop.) - Wing "C", situate, lying and being at land bearing CTS Nos. 475, 475/1 to /10 and 476 of Village Vile Parle, Off. S.V. Road, Andheri (W), Mumbai-400058 along with the right to use, occupy and enjoy the one parking space TOGETHER WITH all rights, privileges and benefits of the Vendor incidental to the membership of the said Society along with the shares that may be issued by the said Society and all other incidental rights attached as a registered holder and member of the said Society together with sinking funds and other funds, if any, standing to the credit of the Vendor in the said Society TO HAVE AND TO HOLD all and singular the said Premises hereby



granted, transferred, conveyed and assured and intended or expressed so to purchase forever SUBJECT TO the payment of all the said Society's charges chargeable upon the same or hereafter to become payable to the said Society and the Vendor hereby covenants with the Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed omitted or knowingly or willingly suffered to the contrary, the Vendor doth now has in himself good right, full power and

absolute authority to grant, convey, transfer and assure the said Premises hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter to

2026

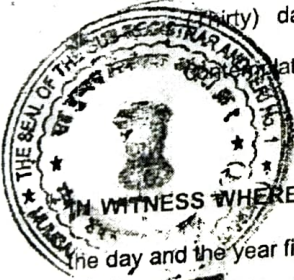
peaceably and quietly hold, occupy, possess and enjoy the said Premises AND THAT free and clear and freely and clearly and absolutely acquitted,

S.S. Bakshi

- i) The Vendor has not omitted to disclose any material fact, in respect of the said Premises, which is within the knowledge of the Vendor;

3. The Purchaser hereby agrees and undertakes as follows:

- a) to become member of the said Society and to abide by and observe all the rules and bye-laws of the said Society and all the terms and conditions of the said Deed; and
- b) the Purchaser shall pay all outgoings on account of society maintenance charges, property taxes, water charges and electricity charges payable in respect of the said Flat.
- c) The Purchaser shall deposit TDS amounts in the government treasury and provide copy of the TDS Payment Challan as proof of payment. The purchaser shall further provide the Vendor with TDS Certificates (Form 16B) as evidence of payment of TDS, within 30 (thirty) days from the date of completion of the transaction related hereby.



IN WITNESS WHEREOF the parties hereto have executed these presents on the day and the year first hereinabove written.

लखर-३	
कुसाक	3540/4/1
क्र: १	
२०१६	

FIRST SCHEDULE

Flat Nos.1102 and 1202 admeasuring 241.35 square metres carpet area inexclusive terrace on the 11<sup>th</sup> and 12<sup>th</sup> floor of the building known as New Sarvottam Co.Op.Hsg.Soc Ltd.(Prop.)- Wing "C" alongwith the right to use, occupy and enjoy the three parking spaces together with all rights, privileges and benefits of the Vendor incidental to the membership of the said Society alongwith the shares that may be issued by the said Society and all other incidental rights attached as a registered holder and member of the said

S. S. Bawshir

Society together with sinking funds and other funds, if any, standing to the credit of the Vendor in the said Society.

**SECOND SCHEDULE**

List of Original of the title deeds to be handed over by the Vendor to the Purchaser in respect of the said Premises

1. By and under an Agreement for Sale dated 29<sup>th</sup> July, 2009 executed between M/s. Kumar Builders, therein referred to as "the Developers" of the One Part and the Vendor herein being Surinder Singh Bakshi, therein referred to as "the Purchaser" of the Other Part and registered with the Office of the Sub-Registrar of Assurances under Serial BBR1/7312 of 2009;
2. Last paid Maintenance Bill of the Society and the receipts for the payment made in respect thereof;
3. Last paid Electricity Bill of the Society and the receipts for the payment made in respect thereof;
4. Possession Letter whereby the said Premises were handed over by the builder to the Vendor;



Receipts of all the payments made by the Vendor to the builder in respect of the said Premises, under the Agreement for Sale;

SIGNED AND DELIVERED

by the withinnamed 'Vendor'

**SHRI. SURINDER SINGH BAKSHI**

in the presence of.

1. Sambhaji Patil *Sambhaji Patil*
2. Anam Kumar Gupta *Anam Kumar Gupta*

SIGNED AND DELIVERED

by the withinnamed 'Purchasers'

**1 SHRI. SHAILESH HINGARH**

in the presence of.

) *Surinder Singh Bakshi*

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बदर-१	
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२०१६	



1.

2.

2 SHRI. AHAN SHAILESH HINGARH

in the presence of.

1. Arun Kumar Gupta *[Signature]*

2. Sambhaji Patil *[Signature]*



**Receipt**

Received of and from the withinnamed Purchaser )

**MR. SHAILESH HINGARH & MR. AHAN HINGARH** )  
19112500

a sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) paid )

by the Purchaser to the Vendor on or before the )

execution of these presents vide cheque bearing )

000187/  
No. 000232 dated 5/11/16 & 29/2/16 drawn on )

HDFC Bank for Rs. \_\_\_\_\_/- (Rupees )  
*one crore & ninety one lacs twelve thousand five hundred*

\_\_\_\_\_ only), which together with the sum of )

Rs. 57500000/- (Rupees *Five crore seventy five lacs* only) paid by the )

Purchaser to the Vendor vide post-dated cheque )

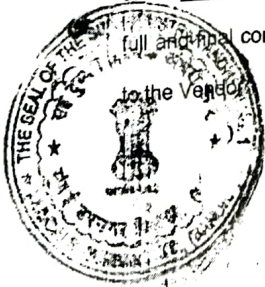
bearing No. 000241 dated 22/3/16 drawn on )

HDFC Bank on the execution of )

these presents aggregating to the said Consideration )

of Rs. 76612500/- (Rupees \_\_\_\_\_ only) being the )

full and final consideration payable by the Purchaser )



**Witnesses:**

1. Arun Kumar Gupta *[Signature]*

2. Sambhaji Patil *[Signature]*

We say received

**Swinder Singh Bakshi,**

Vendor

T-2	
39/08/16	
2016	



23/03/2016 10:22:14 AM

दस्त नोंदवारी भाग-2

बदर 1  
दस्त क्रमांक: 3150/2016

दस्त क्रमांक: बदर1/3150/2016

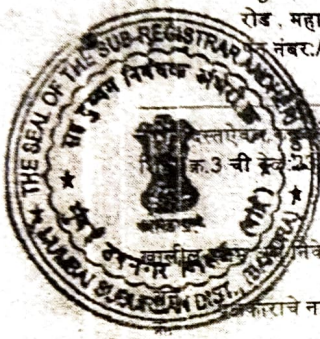
दस्तावा प्रकार: सेल डीड

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाचित्र	अंगठ्याचा ठसा
1	ना.ब. सुरीहरसिंह गुरुमुखसिंह बशी पत्ता: - 83/बी, जोशी मेकर अपार्टमेंट नं 1, कफ परेड, कोल्हाबा बाजार, MAHARASHTRA, MUMBAI. Non-Government. पिन नंबर: AEHPB3121Q	लिहून घेणार वय :-73 स्वाक्षरी:-		
2	ना.ब. शैलेश हिंगर पत्ता: प्लॉट नं. 2, माळा नं. - इमारतीचे नाव: मनुघारीया, ब्लॉक नं. अंधेरी प, रोड नं: 39, जे पी रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AAAPH3472K	लिहून घेणार वय :-48 स्वाक्षरी:-		
3	ना.ब. अहान शैलेश हिंगर तर्फे मुखत्यार शैलेश हिंगर पत्ता: प्लॉट नं. 2, माळा नं. - इमारतीचे नाव: मनुघारीया, ब्लॉक नं. अंधेरी प, रोड नं: 39, जे पी रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AIKPH4596E	लिहून घेणार. वय :-48 स्वाक्षरी:-		

Swimelar Singh Bashi

*[Handwritten signature]*

*[Handwritten signature]*



बदर-१

पुस्तक क्र. १	3940/2016
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दस्तावेजात तपासणीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबूल करतो.

क्र.3 ची वेळ: 23/03/2016 10:20:24 AM

दस्तावेजात तपासणी करताना की ते दस्तावेज करून देणा-याना व्यक्तीचा ओळखतात, व त्याची ओळख पटवतात

क्र.सं.	पक्षकाराचे नाव व पत्ता	वयाचित्र	अंगठ्याचा ठसा
1	ना.ब. कृष्णा - धुमाळ वय: 43 पत्ता: 404/4, निरंजन, मरीन ड्राइव मुंबई पिन कोड: 400002	 स्वाक्षरी	
2	ना.ब. संभाजी - पाटील वय: 35 पत्ता: 404/4, निरंजन, मरीन ड्राइव मुंबई पिन कोड: 400002	 स्वाक्षरी	

प्रमाणित करणेत घेते की, या दस्तामध्ये एकूण... पाने आहेत.

*[Handwritten signature]*  
सद. दुय्यम निबंधक, अंधेरी क्र. १  
मुंबई उपनगर जिल्हा

शिक्का क्र.4 ची वेळ: 23/03/2016 10:20:41 AM

शिक्का क्र.5 ची वेळ: 23/03/2016 10:21:00 AM नोंदणी पुस्तक 1 मध्ये

*[Handwritten signature]*  
सद. दुय्यम निबंधक, अंधेरी क्र. १

बदर-१/3940/2016  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला. 123 MAR 2016  
दिनांक !

Payment Details.

Sr.	Epayment Number	Defacement Number
1	MH006122836201516E	00048644210005

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3150/2016