

गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,934,000.00  
बा.भा. रु. 3,202,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका नंबर बी - 1405 , 14 वा मजला मेरीडीयन अपार्टमेंट मुखंड 25+27 से 6 नेरुळ नवी मुंबई विभाग क्र अ/5/6
- (3) क्षेत्रफळ (1) 97.02 स्के मी टेरेस सह एकुण क्षेत्र
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे सत्री हैसिंग इंडीया प्रा लि तर्फे मालक एम सी सत्री यांचे कु मु अच्यनकुंजु के जी हे क.ज. देतात - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: 107 , 1 ला मजला छेडा क्रेसेन्ट ; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: से17वाशी नवी मुंबई; पिन: -; पॅन नम्बर: ए ए एफ सि एस 003डी.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अंजली दुरेजा - घर/फ्लॅट नं: सदनिका नं 21 बि नं 24 आनंद सागर ; गल्ली/रस्ता: जवळ ; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बांद्रा मुंबई; तालुका: -; पिन: 50; पॅन नम्बर: ए बी क्यु पी बी 9970एम .
- (7) दिनांक करून दिल्याचा 28/05/2009
- (8) नोंदणीचा 01/06/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 1725 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 279300.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

सह दुय्यम निबंधक ठाणे-६  
(वर्ग - २)



**Customer Copy** Sr. No. 572  
 VASHI BRANNCH Date 27/5/09  
 For: IDBI bank A/C Stamp duty

Type of Document	<u>Agreement For Sale</u>		
Type of Stamp	Special Adhesive		
Franking Value 12377800010010	Rs.	<u>279 300</u>	
Service Charges 12346600010204	Rs.	<u>10</u>	
Total	Rs.	<u>279 310</u>	

Name and address of stamp duty paying party  
Ms. Anjali Dureja  
Flat No. 21 Bldg. 24  
AnandSagar Bandra (W)  
Mumbai 50

PAN No. : \_\_\_\_\_  
 Cheque / DD No. 030075  
 Drawn on Bank Vashi Branch-71

**FRANKED ON**  
13631  
27 MAY 2009  
 Signature of Purchaser \_\_\_\_\_  
 (For Bank's Use only)

DEMO FROM COUNTER NO \_\_\_\_\_ Date: \_\_\_\_\_  
 Franking No. \_\_\_\_\_ TO \_\_\_\_\_  
 Issued by \_\_\_\_\_  
 (Name & EIN)

**IDBI BANK**  
**VASHI BRANCH**  
**FRANKING**  
 Please sign the declaration printed behind

**AGREEMENT TO SALE  
 MERIDIAN APARTMENT**

**PLOT NO.25 & 27, SECTOR 6, NERUL, NAVI MUMBAI**

**PAN :AAFCS0083D  
 DEVELOPER**

**PAN : ABQP9970M  
 PURCHASER**

ARTICALS OF AGREEMENT made and entered into at Vashi this 28 day  
 of May 2009 BETWEEN **M/S. SUNNY HOUSING (INDIA) PVT. LTD.**

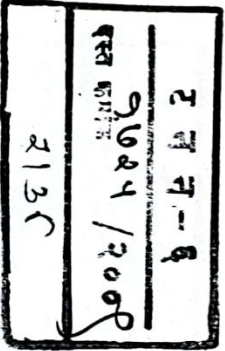
a Private Limited Concern having its Office at 107, Chadda Crescent, Sector 17,

Vashi, Navi Mumbai hereinafter referred to as "DEVELOPERS" (which  
 expressions shall unless it be repugnant to the context or meaning thereof shall  
 deem to mean and include administrators and assigns) of the ONE PART

AND

**MS. ANJALI DUREJA**, residing at Flat No. 21, Building No. 24,  
**Anandsagar, Next to Bandra Reclamation bus Depot, Bandra**  
**(west), Mumbai-400050.**, hereinafter referred to as the  
**PURCHASER** (which expression shall unless it be repugnant

Contd.....



STAMP DUTY MAHARASHTRA



Industrial Development Bank of India Ltd. 1-3, Hermes Centre,  
 Palm Beach Marg, Sector-17,  
 Vashi, New Mumbai-400 703.  
 D-5/STP(V)/C.R.1007/09/05/  
 2075-78  
 Authorised Signatory

13631 153791  
 SPECIAL ADDRESS MAY 27 2009  
 11:04  
 R.S.0279300/-P85507

*Anjali Dureja*

*Anjali Dureja*

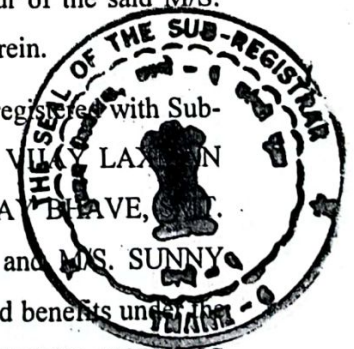
to the context or meaning thereof shall deem to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) of the OTHER PART.

WHEREAS the CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., (hereinafter called as THE SAID CORPORATION) is the New Town Development Authority declared for the areas designed as a site for the new towns of Navi Mumbai by the Government of Maharashtra in exercise of its powers under sub-section (I) and (3a) of Section 113 of the Maharashtra Regional Town Planning Act of 1996 (Mah.XXVIII of 1996) hereinafter referred to as the SAID ACT.

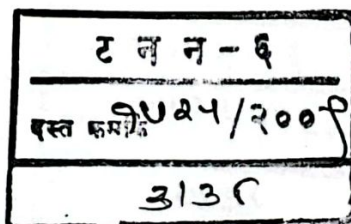
AND WHEREAS the State Government in pursuance of Section 113 (I) of the said Act acquired the land described there in and vested such lands in the said Corporation for Development and disposal. AND WHEREAS by an Agreement dated 17<sup>th</sup> December 2002 and 8<sup>th</sup> October 2002 made and entered into between the said M/S. CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., therein referred to as Corporation of the One Part and MRS. PYARIBAI KAPOORCHAND JAIN and SHRI VIJAY LAXMAN BHAWE, SMT. PRATIBHA VIJAY BHAWE, SHRI ANIKET VIJAY BHAWE, SMT. LATA LAXMAN BHAWE, SMT. SUDHA LAXMAN BHAWE respectively therein referred to as the Licensees of the Other Part, the said Corporation agreed to grant a Lease all of that piece and parcel of land bearing Plot No.25 & 27, Sector 6, Nerul, Navi Mumbai containing by admeasurement 10250 Sq. Mtrs. or thereabouts and more particularly described in the Schedule hereunder written as per the terms and conditions contained in the said Agreement.

AND WHEREAS by Development Agreement dated 11/2/2003 made and registered with Sub-Registrar, Thane under Registration No. 0138/03 entered into between the said MRS. PYARIBAI KAPOORCHAND JAIN & M/S. SUNNY HOUSING (INDIA) PVT. LTD., MRS. PAYARIBAI KAPOORCHAND JAIN has assigned her rights, interest and benefits under the said agreement to lease dated 17/12/02, in favour of the said M/S. SUNNY HOUSING (INDIA) PVT. LTD., the "DEVELOPERS" herein.

Similarly by Development Agreement dated 25/11/2002, made and registered with Sub-Registrar Thane under Registration No. 09522/02 between SHRI. VIJAY LAXMAN BHAVE, SMT. PRATIBHA VIJAY BHAVE, SHRI ANIKET VIJAY BHAVE, SMT. LATA LAXMAN BHAVE, SMT. SUDHA LAXMAN BHAVE and M/S. SUNNY HOUSING (I) PVT. LTD. and have assigned their rights, interest and benefits under the said agreement to lease dated 08/10/2002 in favour of M/S. SUNNY HOUSING (INDIA) PVT. LTD., the "DEVELOPER" herein.



Contd...3.





107-Chadda Crescent, Sector 17, Vashi, Navi Mumbai - 400 703  
Tel : 022 - 2789 0465/66/67/68/556, 2780 4014/15 Fax : 022-2789 2484  
Email sunnybuilders@mnl.net.in Website www.nationalbuilders.in

SHIPI/MERIDIAN/B-1405/CARPARK

24<sup>th</sup> Jun 2009

To  
Ms. Anjali Dureja  
Flat No. 21, Building No. 24,  
Anandsagar, Next to Bandra Reclamation bus Depot,  
Bandra (west), Mumbai-400050.

Dear Sir/Madam,

Sub : Allotment of Car Park.

Further to your request Letter dated 15-05-2009, we are pleased to reserve for you a Open Car Park, delineated in the Car Parking Plan in our Project 'MERIDIAN', Plot No.25 & 27, Sector - 6, Nerul (W), Navi Mumbai - 400 706

Thanking and assuring you of our best co-operation at all times.

Yours faithfully,

For SUNNY HOUSING (INDIA) PVT. LTD.,

  
MANAGING DIRECTOR

Encl: Car Parking Plan.



नवी मुंबई  
महानगरपालिका

**Mavi Mumbai  
Municipal Corporation**

पालिका भावा, बेलपुर भवन, सी.बी.डी.,  
नवी मुंबई - ४०० ६१४.  
दफ्तरी क्र. : १७५७ ७० ७०  
२७५७ ५७ ००  
कंसस : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,  
NAVI MUMBAI - 400 614.  
TEL. No. : 2757 70 70  
2757 57 00  
FAX : 2757 37 85

जा.क्र./नसिव/भोप/प्र. क्र. बी ३६०५/३३३७/२००६  
दिनांक :- २०/१०/२००६

### भोगवटा प्रमाणपत्र

५. येने - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नसिव/बांघ/८४०/२००६, दि. २२/०३/२००६.
- २) नवी मुंबई महानगरपालिकेचे दि. २९-११-२००२ रोजीचे धोरणात्मक परिपत्रक.
- ३) वारसुविशाद हफीज कॉन्ट्रक्टर यांनी दि. २०/६/२००६ रोजी सादर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथे भूखंड क्र. २५ व २७, सेक्टर ६, गा.वि.पो. सारसोळे, नेरळ, नवी मुंबई या जागेच, मालक श्री. विजय लक्ष्मण भावे व इतर (५) व श्रीम. प्यारीबाई कपूरचंद जैन यांनी जागेवरील बांधकाम दि. ०६/०४/२००६ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वारसुविशाद, हफीज कॉन्ट्रक्टर यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील सुधारीत बांधकाम प्रारंभ प्रमाणपत्र दि. २०/१०/०६ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. २९-११-२००२ च्या धोरणात्मक परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

- १) निवारसी वापराखालील बांधकाम क्षेत्र १४८६६.६० चौ.मी.  
(निवारसी वापराखालील एकूण सदनिका - १८९) ✓
- २) वाणिज्य वापराखालील बांधकाम क्षेत्र :- ५०६.८० चौ.मी.  
(वाणिज्य वापराखालील एकूण दुकाने - २४) ✓  
एकूण बांधकाम क्षेत्र :- १५३७३.४० चौ.मी.
- ३) बाल्कनी खालील बांधकाम क्षेत्र - २६७६.४५ चौ.मी.

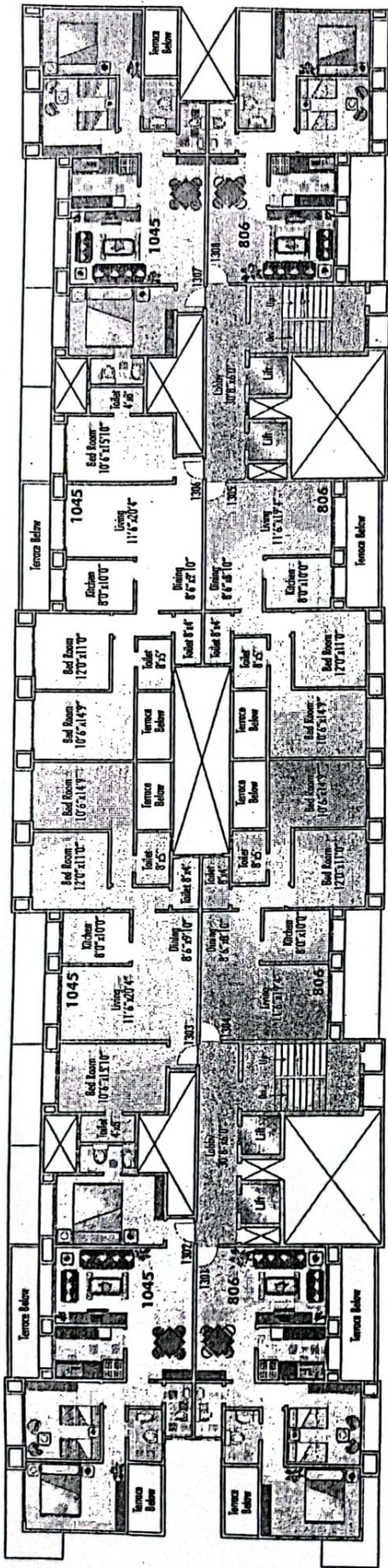
यानुसार वापर करणंस परवानगी देण्यात येत आहे.

५१. आकृष्य आन्वयिने

नगर रचनाकार

५१. आकृष्य आन्वयिने

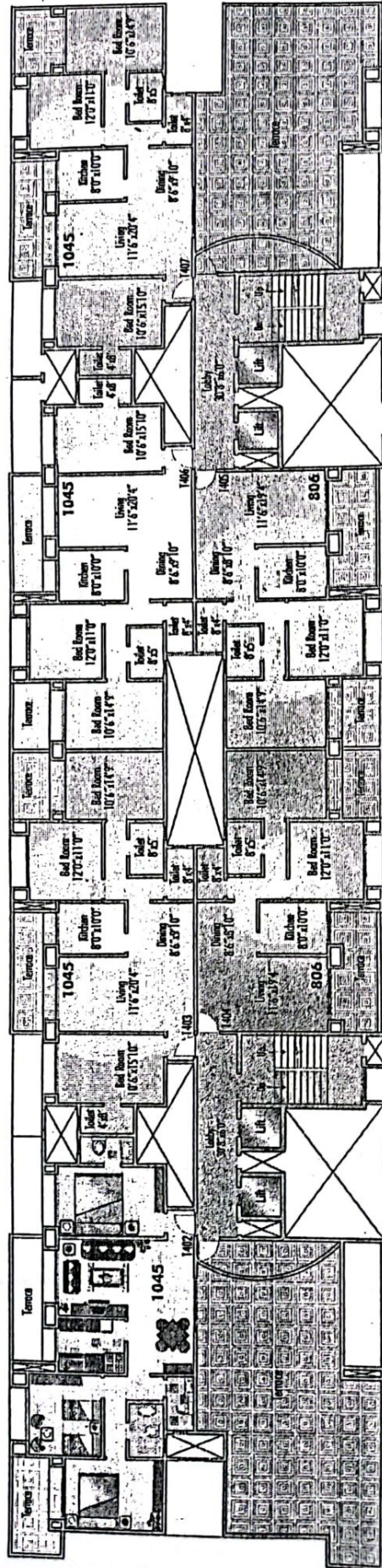
नगर रचनाकार



13th Floor

Wing - A

Wing - B



14th Floor

ARCHITECT:  
Hafeez Contractor



MERIDIAN APARTMENTS  
Plot No. 25 & 27, Sector - 6, Off Palm Beach Marg,  
Erud (W), Navi Mumbai.

**SCHEDULE OF PROPERTY**

All that piece or parcel of amalgamated land known as Plot 27, admeasurement 2,400 Sq. Mtrs. and Plot No.25, admeasuring 7850 Sq. Mtrs. or thereabouts at Sector – 6, Village Nerul, Navi Mumbai, under CIDCO's Gaothan Expansion Scheme(12.5% Scheme), within the limits of Navi Mumbai Municipal Corporation within the Registration Districts Sub District Thane/Koperkhairane/Vashi/CBD. Belapur bounded by:

ON OR TOWARDS NORTH : ROAD  
ON OR TOWARDS SOUTH : PROPOSED R. PLOT  
ON OR TOWARDS WEST : PLOT NO. 26  
ON OR TOWARDS EAST : 15 MTRS. VIDE ROAD

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN:

**SIGNED SEALED & DELEVERED**  
by the withinnamed "DEVELOPERS"

**SUNNY HOUSING (INDIA) PVT. LTD.**

Through its Managing Director

**MR. M.C. SUNNY**



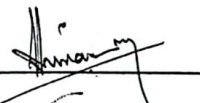

By and through it's Authorised Signatory

**Mr. Achan Kunju K.G.**

In the presence of

1) Mr. Money Kurian

2) Mr. C. D. Mote



**SIGNED SEALED & DELEVERED**  
By the withinnamed PURCHASER

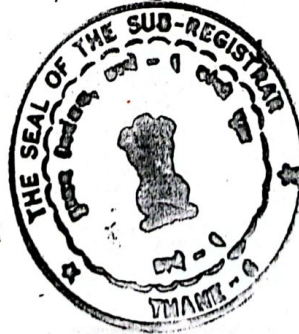
1) Ms. Anjali Dureja



In presence of

1) Mr. Gopal Ugade

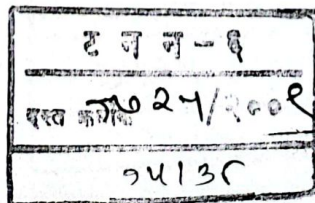
2) Mr. D.G. Choudhari






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AND WHEREAS the said "DEVELOPERS" with the intent to develop the said property by constructing Building/s thereupon have got the plans sanctioned from the Navi Mumbai Municipal Corporation and Commencement Certificate has been issued by the said Authority in respect of the said property more particularly described in the Schedule hereunder written. AND WHEREAS the Purchaser requested the "DEVELOPERS" for allotment to the Purchaser the Flat No.B-1405 on 14<sup>th</sup> Floor in the Building known as MERIDIAN APARTMENT to be constructed on in the said property.

AND WHEREAS the "DEVELOPERS" have agreed to sell to the Purchaser the Flat at the price and on the terms and conditions hereinafter appearing and the Purchaser/s has/have inspected and satisfied of this Agreement beforehand.

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

1. The "DEVELOPERS" shall under normal conditions construct a Building known as MERIDIAN APARTMENT on the said property more particularly described in the schedule hereunder written in accordance with the plans, designs, specifications approved by the competent authority from time to time. The Purchaser has also agreed that the "DEVELOPERS" may make only such variations and modifications therein as the "DEVELOPERS" may consider necessary or as may be required by the concerned local Authority / Government provided that the "DEVELOPERS" shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the Flat (hereinafter referred to as the said premises) of the Purchaser.

2. The Purchaser hereby agrees to purchase from the "DEVELOPERS" and the "DEVELOPERS" hereby agree to sell to the Purchaser Flat No.B-1405 admeasuring approximately 806 Sq.ft. of Carpet Area (Unfinished Structure Surface) and Loft/Open Terrace of approximate Area      Sq.ft. (Approx. Built up Area 1044 Sq.ft. including Terrace Area) and the undivided interest in the Common Area and Facilities mentioned in Clause 4 hereunder in the Building known as MERIDIAN (hereinafter referred to as the said premises) for a Total Price of Rs.59,34,000/- (Rupees Fifty Nine Lakh Thirty Four Thousand Only) The Purchaser hereby agrees to pay to the "DEVELOPERS" the said amount of purchase price of Rs.5934000/- (Rupees Fifty Nine Lakh Thirty Four Thousand Only) in the following manner :



*[Handwritten signature]*

र न न - ६  
१०२५ / २००९

*adurij*

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