



27/04/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 3686/2016

नोंदणी :

Regn.63m

गावाचे नाव : 1) बेलापूर

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	1650000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7414000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :, इतर माहिती: (विभाग-27/344,दर-104000/-)सदनिका क्र.- 408,चौथा मजला,संचायनी सिटी बिल्डिंग,बेलापुर सन सिटी सी.एच.एस.लि.,प्लॉट नं.-62,63 व 64,सेट - फ,सेक्टर-15,सी.बी.डी. बेलापूर,नवी मुंबई. क्षेत्र - 799 चौ. फूट. कारपेट.((Plot Number : 62, 63 & 64 ; SECTOR NUMBER : 15 ;))
(5) क्षेत्रफळ	1) 799 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संजय हर्श एलानी - - वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बंगलो नं.-1, रामायण नगर, उल्हास नगर. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421005 पॅन नं:-AAYPA2720K 2): नाव:-रीटा मनोहर सचदेव - - वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका क्र.-204, साई कुटीर, ओ. टी. सेक्शन, उल्हासनगर., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421005 पॅन नं:-CJRPS8228N
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देविंदरपाल सिंग चावला - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/301, तिसरा मजला, अवंतिका बिल्डा हाउस, बिरला लेन जुहू, विले पार्ले(प), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-ABCPC0075C 2): नाव:-अजुनी सिंग देविंदरपाल सिंग चावला - - वय:-20; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए/301, तिसरा मजला, अवंतिका बिल्डा हाउस, बिरला लेन जुहू, विले पार्ले(प), मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-BBVPC7791P
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/04/2016
(10) दस्त नोंदणी केल्याचा दिनांक	27/04/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3686/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	445000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक ठाणे क्र - ११



THIS SALE DEED IS EXECUTED FOR THE SAKE OF CONVINENCE OF THE PURCHASER FOR FLAT NO. 408, ADMEASURING ABOUT 799 SQ.FTS CARPET AREA ON THE 4th FLOOR, IN THE BUILDING KNOWN AS "SANCHAYANI CITY", ON PLOT NO.62, 63, 64 Collectively as SET-F, SECTOR NO. 15, CBD, BELAPUR, NAVI MUMBAI, TALUKA AND DISTRICT-THANE, MAHARASHTRA-STATE, against which both the parties have already entered into and executed an Agreement for Sale on dt. 22.10.2014.

Registration of Deed 22-10-2014

SALE DEED

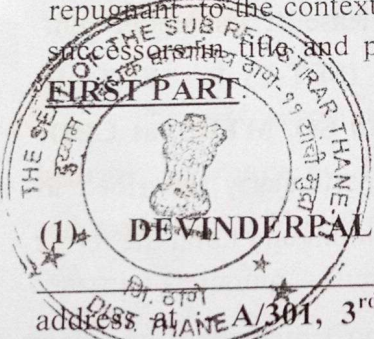
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This **SALE DEED** is made and entered into at - Navi Mumbai, on this 27th day of April, 2016.

BETWEEN

(1) MR.SANJAY HARESH AILANI, (PAN NO. [REDACTED]) , an adults, Indian Inhabitants, having address at :- BUNGLOW NO 1, RAMAYAN NAGAR, ULHASNAGAR-421003, MAHARASHTRA-STATE, AND (2) MS.RITA MANOHAR SACHDEV (PAN an adults, Indian Inhabitants, having address at FLAT NO. 204, SAI KUTIR , O T SECTION , ULHASNAGAR - 421003. DIST - THANE , STATE - MAHARASHTRA. hereinafter for brevity's sake called and referred to as **"THE TRANSFEROR (S) / VENDOR (S) / SELLER(S)/ INVESTOR"**, (which expression shall , unless repugnant to the context thereof, mean and include respective heirs, successors-in- title and permitted assign etc.), as the Party of the

FIRST PART



A N D

(1) **DEVINDERPAL SINGH CHAWLA** (PAN [REDACTED]) , an adults, Indian Inhabitants, having address FLAT A/301, 3rd FLOOR, AVANTIKA BIRLA HOUSE, BIRLA LANE JUHU, VILE PARLE WEST, MUMBAI-400049. STATE - MAHARASHTRA AND (2) **MS. AJUNI SINGH DEVINDERPAL SINGH CHAWLA** (PAN NO. BBVPC 7791 P) an adults, Indian Inhabitants, having address at:- A/301, 3rd FLOOR, AVANTIKA BIRLA HOUSE, BIRLA LANE JUHU, VILE PARLE WEST, MUMBAI-400049. STATE - MAHARASHTRA hereinafter for brevity's sake called and referred to as **THE VENDEES / PURCHASER(S)**, (which expression shall unless repugnant to the context thereof, mean and include respective heirs, successors-in- title and permitted assigns etc.) as the party of the **SECOND PART**

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WHEREAS:-

a. The City and Industrial Development Corporation of Maharashtra Ltd, hereinafter called ("THE CORPORATION") is the new town Development Authority declared for the area designated as a Maharashtra in exercise of its powers vested under Sub Section -1 and 3 (A) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah.Act No. XXXVII of 1966) hereinafter referred to as the said Act.

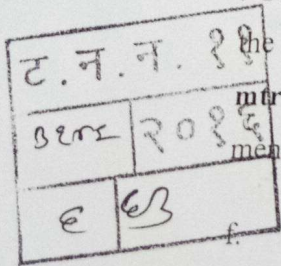
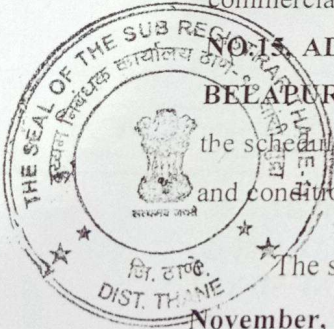
b. The State Government in pursuant to Section -113 (A) of the said act acquired the land described therein and vesting such lands in the said Corporation for development for & disposal.

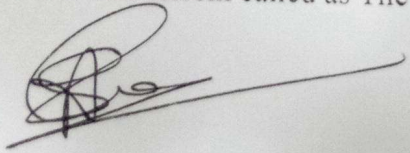
c. The first promotes made an application dated **27th November, 1992**, to the said Corporation, requesting them to grant a lease, of the plot of a land so acquired and vested in the said corporation.

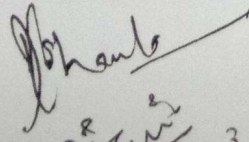
d. The said corporation issued the **allotment letter dated. 15th December, 1992 bearing No. CIDCO / MM / CBD / PLT / 1727** in favour of the First Promoter, to give a lease of residential cum commercial **PLOT NO.62, 63, AND 64 (SET-F) in SECTOR NO.15, ADMEASURING ABOUT 7969.10 SQ. MTRS, at CBD, BELAPUR, NAVI MUMBAI** and more particularly described in the schedule there under written for the premium and upon the terms and conditions mentioned therein.

The said Corporation by their letter **Corrigendum dated. 25th November, 1993**, bearing reference no. **CIDCO / MM / CBD / PLT / 1727**, addressed to the first Promoter, where it was confirmed that the area of the said property was increased from **7969 to 7969.10 sq. mtrs** and requested the first promoter to give additional premium mentioned therein.

f. Under the circumstances, an **agreement to lease at CBD, Belapur, dated. 8th December, 1993**, was executed between the said Corporation of the One part and the first promoter therein, hereinafter and therein called as The Licensee of the Other Part,




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said property to the
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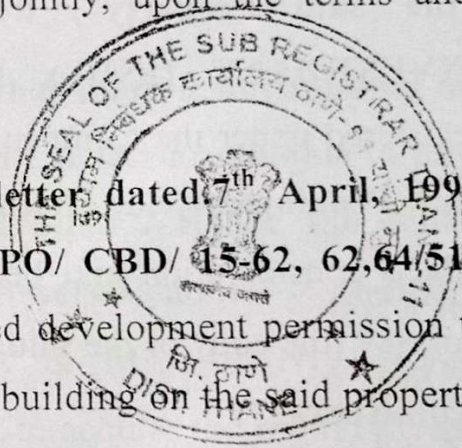
under which the said corporation agreed to give lease of the said property more particularly described in the schedule annexed to the said agreement with the plan annexed thereto, which is the same described in the first schedule therein written.

g. As mentioned in the said agreement to lease, the first promoter paid over Rs 6, 81, 51,883/- being the full premium agreed to be paid by the first promoter herein to the said corporation for the allotment of the said property to the first promoter.

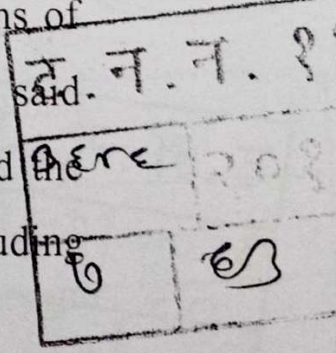
h. As mentioned in the Possession/ License letter dated. 8th December, 1993, the said corporation handed over possession of the said property to the first promoter which was duly confirmed by the first promoter herein.

i. Under a joint Venture agreement dated 18th December, 1992, entered into between the first promoter, therein called the party of the One Part and the Second promoter therein called the party of the Second Part, under which the first promoter and Second promoter agreed to develop the said property jointly, upon the terms and conditions mentioned therein.

j. The said corporation by their letter dated 7th April, 1994 bearing reference no. KK(BP) / ATPO/ CBD/ 15-62, 62,64/518 addressed to the First Promoter, granted development permission to construct shopping - cum - residential building on the said property, enclosing there with Commencement Certificate, as required under Section - 45 of The Maharashtra Regional Town Planning Act, 1966.



k. The promoter has complied with the terms and conditions of the said allotment Letter dated. 15th December, 1992, the said agreement to lease dated 8th December, 1993 and have paid the premium mentioned therein duly and punctually including development charges, to the said corporation.



l. Copies of the said allotment letter dated. 15th December, 1992, Corrigendum dated. 25th November, 1993, Agreement to lease dated. 8th December, 1993, along with the draft - of the lease

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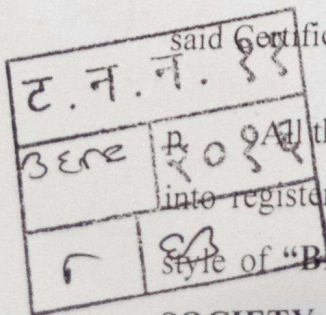
annexed thereto to be executed by the corporation in future, in favour of any organization, which may be formed, amongst various unit holders, of the proposed building, to be constructed by the promoters on the said property. Possession letter dated. 8th December, 1993, Development permission granted by the said corporation under letter dated. 12th April, 1994 bearing No. EE (BP) / ATPO / CBD / 15-62, 63, 64/518 is annexed thereto and marked ex- A collectively.

m. The promoters by virtue of development permission commenced the construction on the said property.

n. The Sellers herein have represented that they have been allotted a property being FLAT NO. 408, ADMEASURING ABOUT 799 SQ.FTS CARPET AREA ON THE 4th FLOOR, IN THE BUILDING KNOWN AS "SANCHAYANI CITY", ON PLOT NO.62, 63, 64 Collectively as SET-F, SECTOR NO. 15, CBD, BELAPUR, NAVI MUMBAI, TALUKA AND DISTRICT-THANE, MAHARASHTRA-STATE (hereinafter referred to as "the Said Property") from M/S.SANCHAYANI SAVINGS INVESTMENT (INDIA LTD;) a Public Limited Company registered under the Company's Act 1956, therein referred as "The First Promoters" vide allotment letter dated 8th October 1994 for agreed consideration and became the owners/ allottee of the said property (the copy of the said Allotment letter is annexed herewith as "Annexure-1").



After completion of the construction on the said plot of land the promoters have duly obtained Occupancy Certificate vide Ref. No. NMMC / TPD / OC / 3383, DT.03.10.2001 (the copy of the said Certificate is annexed herewith as "Annexure-2").



All the flat owners came together and have formed themselves into registered Co-Operative Housing Society under the name and style of "BELAPUR SUN CITY CO- OPERATIVE HOUSING SOCIETY LTD" vide Registration No. NBOM / CIDCO / HSG (TC) / 4056 / JTR/ 2011-12.

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4. The Special Officer exercising his power has issued two letters dated 27/3/2014 and (Rupees Nine Lacs, T the full and final sale/allotment of the annexed herewith as

r. The Society OPERATIVE HOUSING NBOM/CIDCO/HSG of Special Officer the name of the V 9,31,700/- (Rupees being the full and sale/allotment of annexed herewith

AND WHEREAS

a. The seller Rs. 9,31,700 / - the said outstandings have required DEVINDER DEVINDER interest to the of Rs. 16 THOUSAND agreed and RITA MAN have agreed title and in DEVINDER DEVINDER

q. The Special Officer namely N.C. Banerjee & Co. by exercising his power bestowed by Hon'ble Supreme Court of India had issued two letters in the name of the Vendors/Sellers/Vendors, dated 27/3/2014 and 19/4/2014 and demanded Rs. 9,31,700/- (Rupees Nine Lacs, Thirty One Thousands Seventy One) being the full and final outstanding/ balance consideration against the sale/allotment of the said Flat (the copy of the said letters are annexed herewith as "Annexure-3").

r. The Society, namely "BELAPUR SUN CITY CO-OPERATIVE HOUSING SOCIETY LTD", vide Registration No. NBOM/CIDCO/HSG(TC)/4056/JTR/2011-12, under the instruction of Special Officer had also send a demand letter dated 9/3/2014 in the name of the Vendors/Sellers/Vendors and instructed to pay Rs. 9,31,700/- (Rupees Nine Lacs, Thirty One Thousands Seventy One) being the full and final outstanding/ balance consideration against the sale/allotment of the said Flat (the copy of the said letters are annexed herewith as "Annexure-4").

AND WHEREAS:-

a. The sellers herein have stated that there is outstanding of Rs. 9,31,700 / - on said property and the sellers are unable to pay the said outstanding/balance consideration . Hence the seller have requested the Purchasers/Vendors namely **DEVINDERPAL SINGH CHAWLA & Ms. AJUNI SINGH CHAWLA**, to acquire the right title and interest to the said flat from them for mutually agreed consideration of Rs. 16,50,000/- (RUPEES SIXTEEN LAKHS FIFTY THOUSAND ONLY) which the parties of this indenture have agreed and further **MR. SANJAY HARESH AILANI AND MS. RITA MANOHAR SACHDEV**, the party of the First Part herein have agreed and sold/transferred/assigned/conveyed their/ his right title and interest of the said property in favour of **MR. DEVINDERPAL SINGH CHAWLA & Ms. AJUNI SINGH CHAWLA**, the party of the Second Part.



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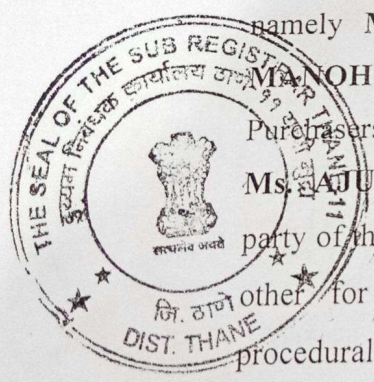
b. The Purchasers herein, due to financial problem, have requested and authorised Mr. Ravikant Kashinath Patil (hereinafter referred to as "the Representative") to make the required payments to the Vendors/Sellers on behalf of the Purchasers in respect of the said Property/Flat.

c. The Representative have paid, on behalf of the Purchasers herein, Rs. 16,50,000/- (Rupees Sixteen Lacs Fifty Thousands only) as full and final consideration amount payable to the Sellers/Vendors against the sale of the Said Property/Flat. The Sellers/Vendors hereby acknowledge the receipt of full and final sale consideration in respect of the said property/Flat.

d. In addition to the abovesaid consideration amount **The Purchasers/Vendors herein have agreed to pay Rs.9,31,700/- (Rupees Nine Lacs, Thirty One Thousands Seventy One)** which had been further paid, through their representative to the Special Officer, through two demand drafts dated **9.10.14 and 22.10.14**, being full and final outstanding dues in respect of the said property.

e. That to facilitate the aforesaid transfer the Sellers/Vendors namely **MR. SANJAY HARESH AILANI AND MS. RITA MANO HAR SACHDEV**, the party of the First Part herein and the Purchasers/Vendees **Mr. DEVINDERPAL SINGH CHAWLA & Ms. RAJUNI SINGH DEVINDERPAL SINGH CHAWLA** the party of the Second Part herein, have agreed to co- operate with each other for requisite prior compliances such as the prescribed procedural formalities of CIDCO (if any) and Co- Operative Housing Society Ltd, registered by the Owners of the Individual units (Residential/ Shops)/ any other authority situated at the said address.

The in consideration of the aforesaid and with the intents of the transfer the right, title and interest to the said property, the party of the first part, (hereinafter referred to as the "**Vendors / Sellers**") and party of the Second Part (hereinafter referred to as the "**Vendees/ Purchasers**") enter into and execute these presents detailing the mutually agreed terms and conditions set out hereinafter



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NOW THIS AGREEMENT
HEREBY AGREED
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1. That the Trans conveyed/ assigned h the said property be 799 SQ. FTS CAR BUILDING KN BELAPUR SUN C LTD., ON PLOT NO. 15, CBD, E DISTRICT -TH all his / her / the any) of the said benefits directly said shares, fre the full and SIXTEEN LA by the Purchas

A. By wa of India, for drawn on Ba Haresh Ailar

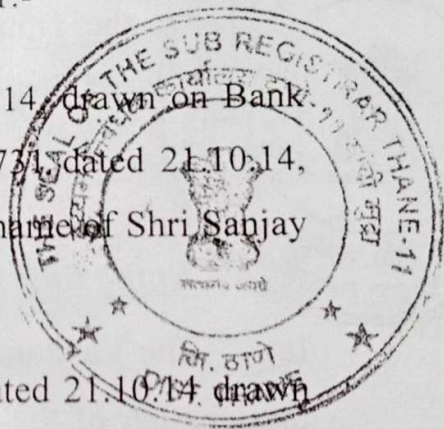
B. By w on Bank c Sachdev.

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

1. That the Transferor/Seller/Vendor hereby sold/ transferred/ conveyed/ assigned his/her/their right, title and interest in and upon the said property being **FLAT NO.408, ADMEASURING ABOUT 799 SQ. FTS CARPET AREA ON THE 4TH FLOOR, IN THE BUILDING KNOWN AS "SANCHAYANI CITY", NOW IN BELAPUR SUN CITY CO- OPERATIVE HOUSING SOCIETY LTD., ON PLOT NO. 62, 63, 64 collectively as Set-F, SECTOR NO. 15, CBD, BELAPUR, NAVI MUMBAI, TALUKA AND DISTRICT -THANE, MAHARASHTRA -STATE** , together with all his / her / their right, title and beneficial interest in the shares (if any) of the said society to the Vendees/ Purchasers as also all the benefits directly and /or indirectly attached to the said flat and the said shares, free from all encumbrances and reasonable doubts for the full and final consideration of **Rs.16,50,000/- (RUPEES SIXTEEN LAKHS FIFTY THOUSAND ONLY)**, which is paid by the Purchaser to the Seller in following manner:-

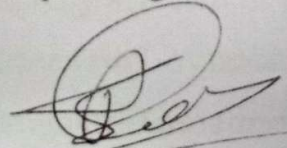
A. By way of D.D.No. 650730, dated 21.10.14, drawn on Bank of India, for Rs. 7,50,000/- and D.D. No. 650731, dated 21.10.14, drawn on Bank of India for Rs.2,00,000/- in the name of Shri Sanjay Haresh Ailani.

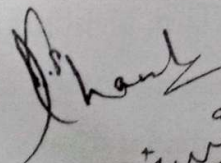


B. By way of D.D. Nos. 650728, 650729 .dated 21.10.14 drawn on Bank of India,for Rs.700,000- in the name of Ms. Rita M Sachdev.

C. All the above payments were paid by Mr.Ravikant K. Patil being the representative of the purchaser/ transferee herein Mr. Devinderpal Singh Chawla & Ms. Ajuni Chawla.

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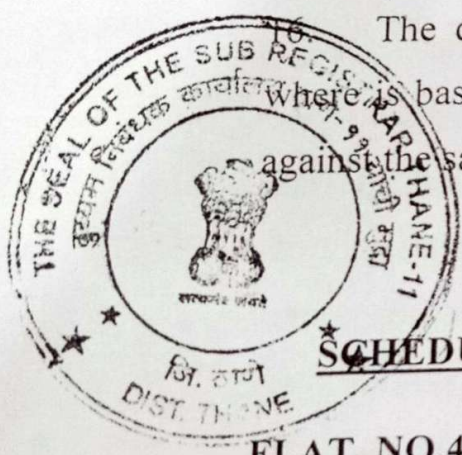

Ajuni Chawla

13. Further it is hereby noted that this agreement shall always be subject to the provisions of THE MAHARASHTRA OWNERSHIP ACT, 1970 (MAH. ACT NO. XV OF 1971) , MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960, and the rules made there under and will be always binding on the parties hereto.

14. Subject to the aforesaid in particular the provision as to the time frame envisaged is the essential factor, however it shall be open to either of the parties to grant further time and/ or extend the time frame otherwise envisages; and that any latitude granted by one of the parties to the other shall not be constructed as waiver of any of the rights and remedies available to either.

15. It is the responsibility of the purchaser to clear all the outstanding or dues with builder /Society.

The deal has been done for the above said property "as is where is basis" i.e. the seller shall not pay any amount for any due against the said property (dated 8th October, 1994 to till date).



SCHEDULE OF THE PROPERTY (DETAILS OF FLAT)

FLAT NO.408, ADMEASURING ABOUT 799 SQ.FTS ON THE 4TH FLOOR , IN THE BUILDING KNOWN AS "SANCHAYANI CITY", NOW IN BELAPUR SUN CITY CO-OPERATIVE HOUSING SOCEITY LTD., ON PLOT NO. 62 Collectively as SET- F, SECTOR NO.15, CBD, BELAPUR, NAVI MUMBAI, TALUKA AND DISTRICT - THANE, MAHARASHTRA -STATE.

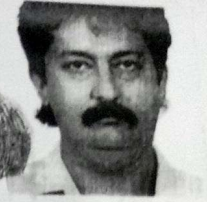
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Sachin R.M.

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IN WITNESS WHEREOF the Vendors/ Sellers and the Vendees/
Purchasers have set and subscribed their respective hands the
and year first hereinabove written.



SIGNED AND DELIVERED BY

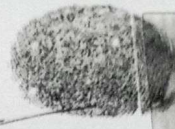
The within named "VENDORS/SELLERS"

MR. SANJAY HARESH AILANI

MS. RITA MANOHAR SACHDEV

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SIGNED AND DELIVERED BY

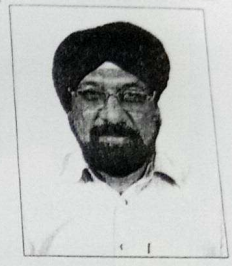
The within named "VENDEES/PURCHASERS"

Mr. DEVINDERPAL SINGH CHAWLA

Ms. AJUNI SINGH D CHAWLA

[Signature]

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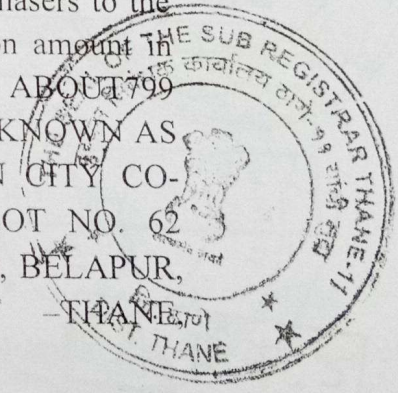
In the presence of

[Signature]



RECEIPT

Received on the day and year first hereinabove written of and from
the within named Vendees / Purchasers the sum of Rs. 16,50,000 / -
(RUPEES SIXTEEN LAKHS FIFTY THOUSAND ONLY) as
within mentioned to be payable by the Vendees / Purchasers to the
Vendors / Sellers being the full and final consideration amount in
respect of sale of FLAT NO.408, ADMEASURING ABOUT 799
SQ.FTS ON THE 4TH FLOOR, IN THE BUILDING KNOWN AS
"SANCHAYANI CITY", NOW IN BELAPUR SUN CITY CO-
OPERATIVE HOUSING SOCEITY LTD., ON PLOT NO. 62
,63,64 Collectively as SET- F, SECTOR NO.15, CBD, BELAPUR,
NAVI MUMBAI, TALUKA AND DISTRICT - THANE
MAHARASHTRA -STATE.



I / We say received
Rs. 16,50,000 /-

[Signature]
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MR. SANJAY HARESH AILANI & MS. RITA MANOHAR SACHDEV
The Vendors / Seller



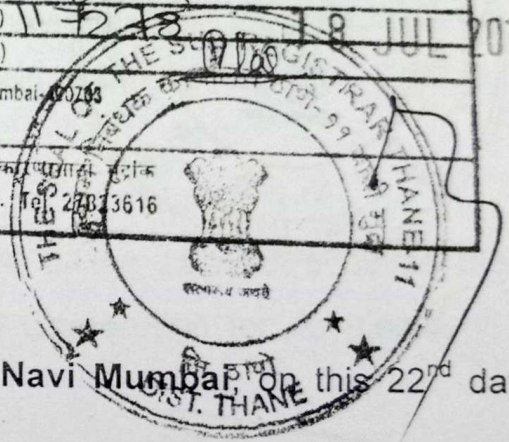
MAHARASHTRA

R 611700



दस्तावेज प्रकार/संख्या क्र. (Name of document / Article No.)	
रजिस्ट्रेशन करवायला का (Whether it is to be Registered)	
केवळी रजिस्ट्रेशन करवायला दुय्या विभागाचे नाव (If Registrable Name of S.R.O.)	
संपत्तीचे वर्णन (Property Description in brief)	
मोलबंदी रक्कम (Consideration Amount)	
मुद्रांक विकत घेणाऱ्याचे नाव (Stamp Purchaser's Name)	Ajay K. Bino
दुसऱ्या पक्षाचा नाव (Name of the other party)	
होत अशा व्यक्तीचे नाव व पत्ता (If through other person then Name & Add:)	Milash
मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	5901-
मुद्रांक विकत घेतलेली अकराव्यांक दिनांक (Serial No./Date)	11-278 18 JUL 2014
मुद्रांक विकत घेणाऱ्याची सही (Stamp Purchaser's sign)	
Milash C. Bhojane, C-2/3/01, Sector - 2, Vashi, Navi Mumbai-401003	
परवाना क्रमांक १२०१०२३, जुना परवाना क्र. ३/२००१	
या करणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यास कायदासुद्धी मुद्रांक सहीचे जबाबदारपणे घ्यावे असे सूचित केले आहे.	

कोषागार कार्यालय,
ठाणे
0 JUL 2014
मुख्य लिपीक / लिपीक



AGREEMENT FOR SALE

This AGREEMENT FOR SALE made and entered into at - Navi Mumbai, on this 22nd day of October, 2014.

BETWEEN

(1) MR.SANJAY HARESH A/LANI , ~~XXXXXXXXXXXXXXXXXXXX~~ , an adults, Indian Inhabitants, having address at :- BUNGLOW NO 1, RAMAYAN NAGAR, ULHASNAGAR-421003, MAHARASTHTRA-STATE,

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Sachin R.M.

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AND

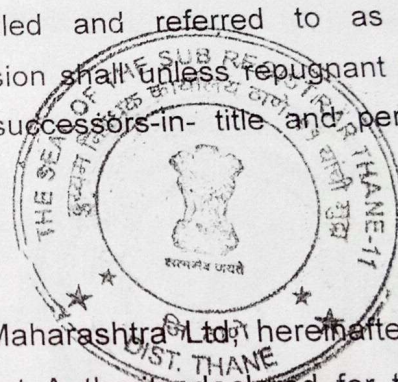
(2) MS.RITA MANOHAR SACHDEV (PAN NO. CJRPS 8228 N) an adults, Indian Inhabitants, having address at FLAT NO. 204, SAI KUTIR , O T SECTION , ULHASNAGAR - 421003. DIST - THANE , STATE - MAHARASHTRA. hereinafter for brevity's sake called and referred to as "THE TRANSFEROR (S) / VENDOR (S) / SELLER(S) / INVESTOR", (which expression shall , unless repugnant to the context thereof, mean and include respective heirs, successors in title and permitted assign etc.), as the Party of the FIRST PART.

AND

(1) DEVINDERPAL SINGH CHAWLA (PAN NO. _____) , an adults, Indian Inhabitants, having address at :- A/301, 3rd FLOOR, AVANTIKA BIRLA HOUSE, BIRLA LANE JUHU, VILE PARLE WEST, MUMBAI-400049. STATE - MAHARASHTRA

AND

(2) MS. AJUNI SINGH DEVINDERPAL SINGH CHAWLA (PAN NO. BBVPC 7791 P) an adults, Indian Inhabitants, having address at:- A/301, 3rd FLOOR, AVANTIKA BIRLA HOUSE, BIRLA LANE JUHU, VILE PARLE WEST, MUMBAI-400049. STATE - MAHARASHTRA hereinafter for brevity's sake called and referred to as THE TRANSFEREE (S) / PURCHASER (S), (which expression shall unless repugnant to the context thereof, mean and include respective heirs, successors-in- title and permitted assigns etc.) as the party of the SECOND PART



HEREAS:-

- a. The City and Industrial Development Corporation of Maharashtra Ltd, hereinafter called ("THE CORPORATION") is the new town Development Authority declared for the area designated as a Maharashtra in exercise of its powers vested under Sub Section -1 and 3 (A) of Section-113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah.Act No. XXXVII of 1966) hereinafter referred to as the said Act.
- b. The State Government in pursuant to Section -113 (A) of the said act acquired the land described therein and vesting such lands in the said Corporation for development for & disposal.

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Transferees / Purchasers to pay his/ her / their share of transfer fees etc. as afore stated directly to the society apart from the consideration paid to him / her / them by the Transferees / Purchasers as provided under this agreement .

13. Further it is hereby noted that this agreement shall always be subject to the provisions of THE MAHARASHTRA OWNERSHIP ACT, 1970 (MAH. ACT NO. XV OF 1971) , MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960, and the rules made there under and will be always binding on the parties hereto.
14. Subject to the aforesaid in particular the provision as to the time frame envisaged is the essential factor, however it shall be open to either of the parties to grant further time and/ or extend the time frame otherwise envisages; and that any latitude granted by one of the parties to the other shall not be constructed as waiver of any of the rights and remedies available to either.
15. It is the responsibility of the purchaser to clear all the outstanding or dues with builder /Society.
16. The deal has been done for the above said property "as is where is basis" i.e. the seller shall not pay any amount for any due against the said property (dated 8th October, 1994 to till date).

SCHEDULE OF THE PROPERTY (DETAILS OF FLAT)



FLAT NO.408, ADMEASURING ABOUT 799 SQ.FTS [REDACTED] ON THE 4TH FLOOR , IN THE BUILDING KNOWN AS "SANCHAYANI CITY", NOW IN BELAPUR SUN CITY CO-OPERATIVE HOUSING SOCEITY LTD., ON PLOT NO. 62 ,63,64 Collectively as SET- F, SECTOR NO.15, CBD, BELAPUR, NAVI MUMBAI, TALUKA AND DISTRICT -THANE, MAHARASHTRA -STATE.

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IN WITNESS WHEREOF the Transferors/ Sellers and the Transferees/ Purchasers have set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED BY

The within named "TRANSFERRORS/SELLERS
MR. SANJAY HARESH AILAN!



[Signature]

22-10-2014



MS. RITA MANOHAR SACHDEV



[Signature]

22-10-2014



SIGNED AND DELIVERED BY

The within named "TRANSFEREES/PURCHASER

Mr. DEVINDERPAL SINGH CHAWLA



[Signature]



Ms. AJUNI SINGH DEVINDERPAL SINGH CHAWI



[Signature]



In the presence of

1 Ravikant Kashinath Patil
Aris Apartments Plot No 368, 369
Sector - 20 Nanapowde Marg
Belapur New Mumbai 614
S.N. 9867102507

[Signature]

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3	6	2	8
03	53		



नवी मुंबई
महानगरपालिका

पहिला माळा, बेलापूर, पवन सी.डी.,
नवी मुंबई - ४०० ६१४
दूरध्वनी क्र.: ०५७ १७ ३३, ०५७ १७ २८
०५७ २५ ११,
०५७ ३७ ८५

**Navi Mumbai
Municipal Corporation**

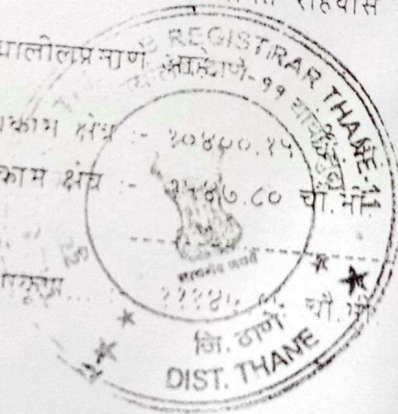
1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614
TEL NO. : 757 17 33, 757 17 28
757 25 91
FAX : 757 37 85

जा.क्र./नमुंमपा/नरवि/भो.प्र./ ३३८३
दिनांक :- ३/१०/२००१.

भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र - ६२, ६३, ६४, संक्टर-१५, सी.बी.डी.-बेलापूर, नवी मुंबई, या जागेचे; मालक मेसर्स संचयनी सेव्हिंज्ज अॅण्ड इन्वेस्टमेंट (इंडिया) मर्यादित, यांनी जागेवरील बांधकाम दि.-२८-११-९७ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद, जयंत टिपनीस कन्सलटंट्स प्रा.लि., यांनी सादर केलेला आहे. सादर जागेची पाहणी दि.-२३-१०-२००० रोजी वास्तुविशारदसद्वर करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेला असून बांधकाम प्रारंभ प्रमाणपत्र दि.- १२-०४-९४ मध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सादर जागेत रहिवास आणि वाणिज्य वापर करण्यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

रहिवासाखालील बांधकाम क्षेत्र - २०४५०.१५
वाणिज्यखालील बांधकाम क्षेत्र - ३५६७.८० चौ.मी.
मकुसुम... १११४५ चौ.मी.
जि.ठाणे
DIST. THANE



महानगरपालिका

नवी मुंबई महानगरपालिका

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२७ ४३

Period : 01/04/2016 To 30/06/2016

Bill Date: 01/04/2016

Area 1159

Sq Ft.

No. 00074
No. : 0408
Name: MR. SANJAY HARESH AILANI

No.	Particulars	Amount
1	Maintenance Charges	3477.00
2	Major Repair Fund	2608.00
3	Sinking Fund	869.00
4	Legal Charges	300.00
5	P & T Receivable	25.00
	Interest	0.00
	TOTAL	7279.00
	Additional Previous Dues (Principle Amt)	0.00
	Additional Previous Dues (Interest Amt.)	0.00
	Less Adjustments	0.00
	Net Payable	7279.00

Rupees Seven Thousand Two Hundred Seventy Nine Only
Due Date : 15/05/2016

E. & O.E.

Please make payment in favour of "Belapur Suncity CHS Ltd".
Please mention your Bill No./ Flat no. on the reverse of the cheque.
Major Repair Fund @ 0.75ps. per sq.ft & Sinking Fund @0.25ps per sq.ft.
Interest @ 21% p a will be charged on Outstanding dues.
Any discrepancy in bill, please inform in writing within 7 days.



For BELAPUR SUN CITY CO-OP HSG SOCIETY LTD.

Hon. Secretary / Treasurer

BELAPUR SUN CITY CO-OP HSG SOCIETY LTD.

Plot No62,63 & 64 Sect-15, Cbd Belapur Navi Mumbai-400 614
Regd. No. NBOM\CIDCO\HSG\TC\4056\JTR\2011-12 DT.26.07.11

RECEIPT

Receipt No : 1500275

Receipt Date : 12/02/2016

Received with thanks from MR. SANJAY HARESH AILANI (0408) a sum of Rs. 50930/- (Rupees Fifty Thousand Nine Hundred and Thirty Only) By Cheque No. 469802 Dated 11/02/2016 drawn on Boi Against Bill No. 00524 Dated 01/01/2016

For BELAPUR SUN CITY CO-OP HSG SOCIETY LTD.

Hon. Secretary / Treasurer

Receipt subject to realisation of cheque

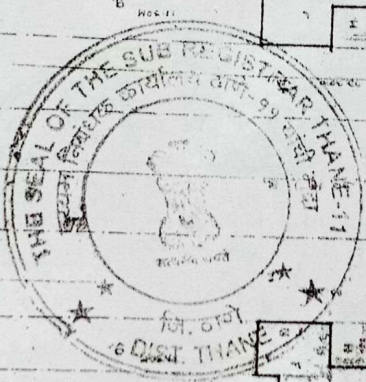
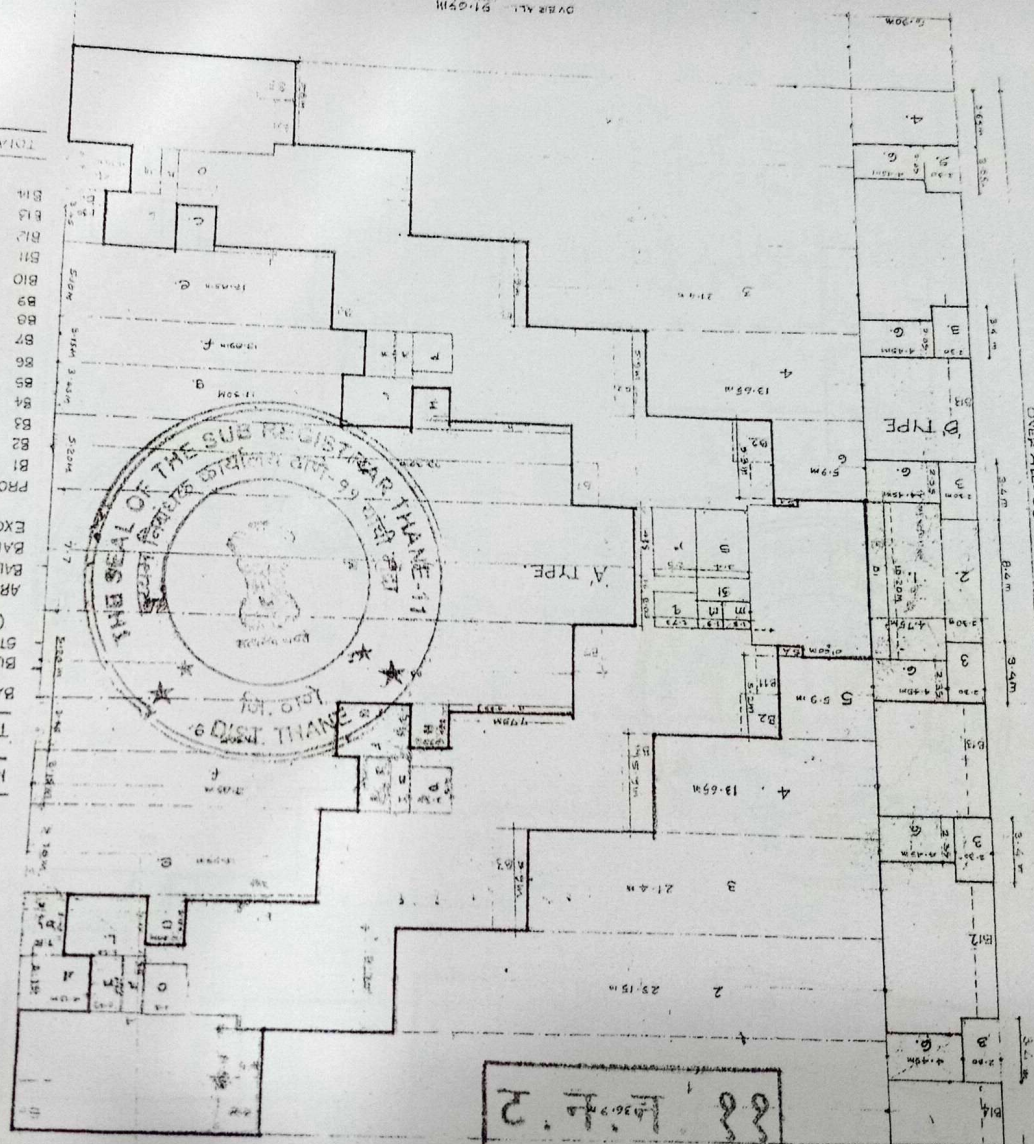
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163,644
9,244
2,236
10,406
10,406
7,008

MAHAKANTHAN/THANE/UP
P. (B-11/100) 15/12/13
GOVT. REGISTER

TYPICAL FLOOR AREA. 310.87 M²
AREA A 310.5 X 100.00 M 310.50 M²

2ND & 3RD FLOOR TYPICAL FLOOR PLAN AREA DIAGRAM
OVER ALL - 91.09 M



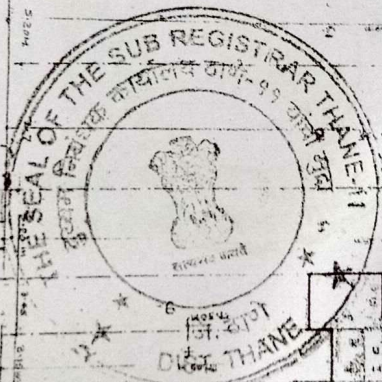
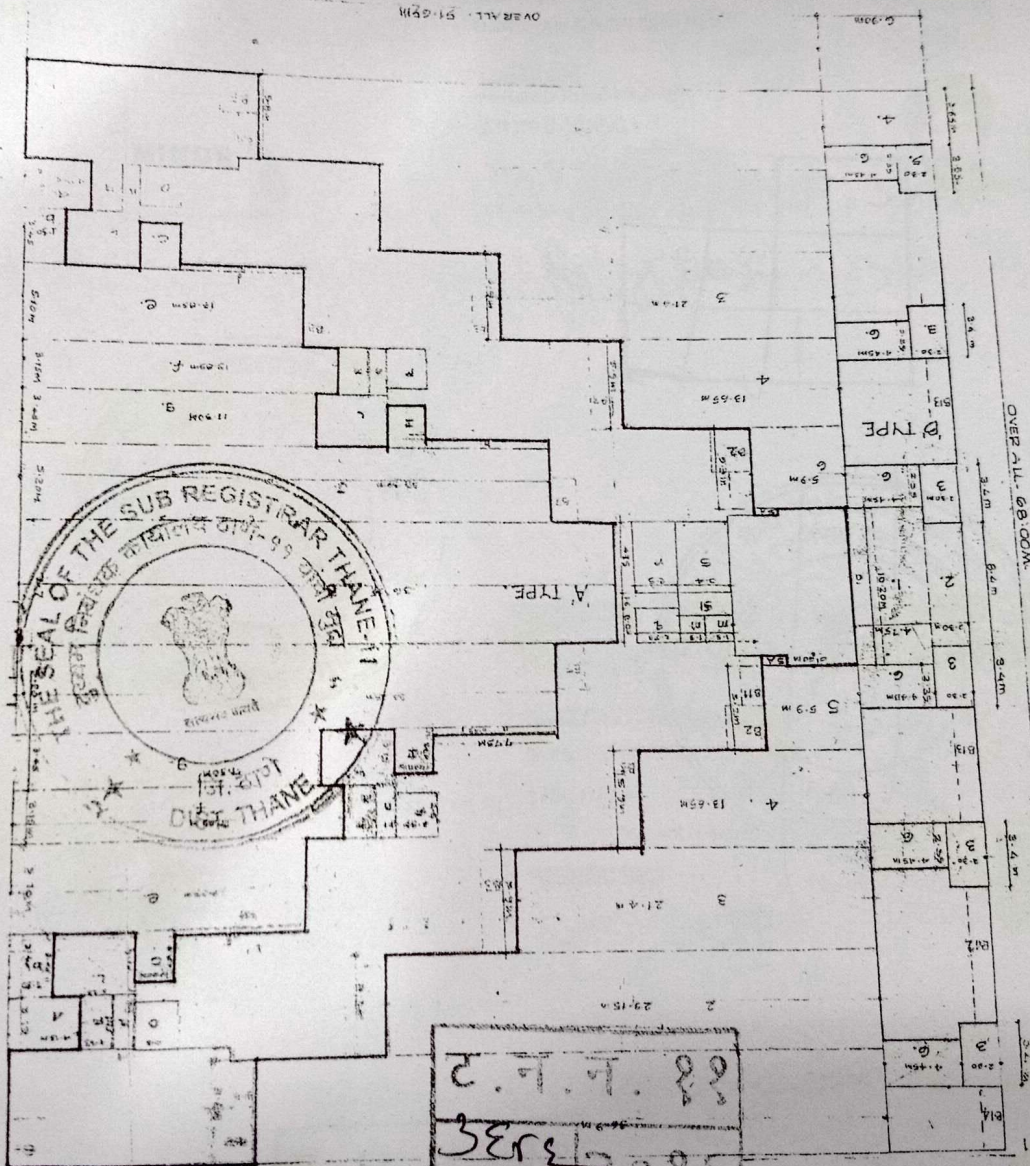
Room No.	Dimensions	Area (M ²)
B1	10.20 x 1.40 x 1	14.28 M ²
B2	1.75 x 2.95 x 2	10.33 M ²
B3	1.75 x 5.90 x 4	41.30 M ²
B4	2.00 x 5.90 x 2	23.60 M ²
B5	2.00 x 2.90 x 2	11.60 M ²
B6	3.15 x 2.00 x 2	12.60 M ²
B7	1.50 x 2.50 x 2	7.50 M ²
B8	1.70 x 2.90 x 2	9.80 M ²
B9	1.35 x 2.90 x 2	7.50 M ²
B10	1.30 x 2.95 x 1	3.74 M ²
B11	1.30 x 2.95 x 1	3.74 M ²
B12	8.45 x 1 x 2	16.90 M ²
B13	1.00 x 7.45 x 2	14.90 M ²
B14	3.50 x 1.00 x 1	3.50 M ²
TOTAL BUILT UP AREA = 268.96 M²		
NET B.U. AREA OF 'A' BLOCK = 92.24 M²		
AREA OF 'B' BLOCK = 479.40 M²		
REDUCTIONS		
1 TO B11 (SAME AS TYP 310.8) = 268.96 M ²		
NET B.U. AREA OF 'A' BLOCK = 92.24 M ²		
AREA OF 'B' BLOCK = 479.40 M²		
REDUCTIONS		
1	10.20 x 4.75 =	48.45 M ²
2	8.40 x 2.3 =	19.32 M ²
3	3.4 x 2.30 x 5 =	38.10 M ²
4	3.55 x 7.05 =	25.03 M ²
5	3.55 x 2.30 =	8.17 M ²
6	2.35 x 4.45 x 6 =	62.74 M ²
B12	8.35 x 1.00 x 2 =	16.70 M ²
B13	1.00 x 7.45 x 2 =	14.90 M ²
B14	3.50 x 1.00 =	3.50 M ²
TOTAL REDUCTIONS FOR 'B' BLOCK = 238.92 M²		
NET B.U. AREA OF 'B' BLOCK = 240.48 M²		
TOTAL B.U. OF 2ND FLOOR (A+B) = 1066.72 M²		
BALCONY AREA STATEMENT		
BUILT UP AREA OF 2ND FLOOR = 1066.72 M ²		
STAIRCASE, LIFT, LOBBY AREA = 126.05 M ²		
(LTO 51 SAME AS TYP 310.8)		
AREA FOR BALC CALCULATION (L+H) = 1192.77 M ²		
BALC PERMISSIBLE 1% = 119.28 M ²		
BALC PROPOSED = 180.69 M ²		
EXCESS BALCONY = 1.77 M ²		
PROPOSED BALCONY		
B1	10.20 x 1.40 x 1	14.28 M ²
B2	1.75 x 2.95 x 2	10.33 M ²
B3	1.75 x 5.90 x 4	41.30 M ²
B4	2.00 x 5.90 x 2	23.60 M ²
B5	2.00 x 2.90 x 2	11.60 M ²
B6	3.15 x 2.00 x 2	12.60 M ²
B7	1.50 x 2.50 x 2	7.50 M ²
B8	1.70 x 2.90 x 2	9.80 M ²
B9	1.35 x 2.90 x 2	7.50 M ²
B10	1.30 x 2.95 x 1	3.74 M ²
B11	1.30 x 2.95 x 1	3.74 M ²
B12	8.45 x 1 x 2	16.90 M ²
B13	1.00 x 7.45 x 2	14.90 M ²
B14	3.50 x 1.00 x 1	3.50 M ²
TOTAL BUILT UP BALCONY = 180.69 M²		

380 R 2332
88 T. F. 2
of 2

OVER ALL - 68.00 M

TYPICAL FLOOR AREA, 3RD FLOOR
 AREA A 51.85 X 60.00M - 3111M

2ND & 3RD FLOOR TYPICAL FLOOR PLAN AREA DIAGRAM



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TOTAL B U OF 2ND FLR (A+B) = 1066.72

TOTAL DEDUCTIONS FOR 'B' BLOCK = 240.40

NET B U AREA OF 'B' BLOCK = 826.32

AREA OF 'B' BLOCK = 479.40 M²

DEDUCTIONS

1	10.20 X 4.75	=	48.45
2	8.40 X 2.3	=	19.32
3	3.4 X 2.30	=	39.40
4	3.65 X 7.05	=	25.73
5	3.55 X 2.30	=	8.17
6	2.35 X 4.45	=	62.74
B12	8.35 X 1.00	=	16.70
B13	1.00 X 7.45	=	14.90
B14	3.80 X 1.00	=	3.80

TOTAL DEDUCTIONS FOR 'B' BLOCK = 239.92

NET B U AREA OF 'B' BLOCK = 240.40

TOTAL B U OF 2ND FLR (A+B) = 1066.72

BALCONY AREA STATEMENT

BUILT UP AREA OF 2ND FLOOR = 1066.72

STAIRCASE LIFT, LOBBY AREA = 126.05

(AS TO SAME AS TYP 310B)

AREA FOR BALC CALCULATION (H+I) = 1192.77

BALC PERMISSIBLE 15% = 178.92 M²

BALC PROPOSED = 180.69 M²

EXCESS BALCONY = 1.77 M²

PROPOSED BALCONY

B1	10.20 X 1.40	=	14.28
B2	1.75 X 2.95	=	10.33
B3	1.75 X 5.90	=	41.30
B4	2.00 X 5.90	=	23.60
B5	2.00 X 2.90	=	11.60
B6	3.15 X 2.00	=	12.60
B7	1.50 X 2.50	=	7.50
B8	1.70 X 2.50	=	8.50
B9	1.35 X 2.90	=	7.83
B10	1.30 X 2.95	=	7.84
B11	1.30 X 2.95	=	7.84
B12	8.45 X 1.00	=	41.30
B13	1.00 X 7.45	=	14.90
B14	3.80 X 1.00	=	3.80

TOTAL BALC PROPOSED = 180.69