



19/01/2019

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. ठाणे 4

दस्त क्रमांक : 909/2019

नोंदणी :

Regn:63m

गावाचे नाव : महाजनवाडी



(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 6700000
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 2748000

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

1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मीजे महाजनवाडी जूना सर्वे नं. 92, नवीन 13/1 मध्ये बांधली जाणारी आराध्या हायपार्क हि इमारतीत सदनिका क्रमांक. बी-1507, 15वा मजला, बी-विंग, आराध्या हायपार्क, सिगापूर इंटरनेशनल शाळे जवळ, महाजनवाडी, वेस्टर्न एक्सप्रेस हायवे, मिरा रोड पूर्व, ठाणे-401107. दस्तात नमूद केलेले क्षेत्रफळ 36.01 चौ.मीटर रेंगा कारपेट. व एक वाहनतळ सह. ((Survey Number : जूना सर्वे नं. 92, नवीन 13/1 ;))

(5) क्षेत्रफळ

1) 39.61 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:-मन वास्तुकोन एल.एल.पी चे अधिकृत हस्ताक्षरी श्री दुर्गेश एस. डिगणकर तर्फे मुखत्यार श्री यश किशोर गजरे वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: 12 वा मजला, इमारतीचे नाव: कृशाल कमर्शियल कोम्प्लेक्ष, ब्लॉक नं: शोपर्स स्टोप च्या वर, चेंबूर पश्चिम, मुंबई-400089, रोड नं: जी. एम. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400089 पॅन नं:-ACRFS8663E

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

1): नाव:-समीर बब्बर वय:-36; पत्ता:-प्लॉट नं: 15/1, माळा नं: -, इमारतीचे नाव: शांती निकेतन, ब्लॉक नं: गौतम नगर समोर, हुजुर, भोपाल, मध्य प्रदेश-462023, रोड नं: -, ंआर्द्वाा प्रदेश, भोपाल. पिन कोड:-462023 पॅन नं:-BDHPB2788P
 2): नाव:-अनुप्रिया बब्बर वय:-32; पत्ता:-प्लॉट नं: 15/1, माळा नं: -, इमारतीचे नाव: शांती निकेतन, ब्लॉक नं: गौतम नगर समोर, हुजुर, भोपाल, मध्य प्रदेश-462023, रोड नं: -, ंआर्द्वाा प्रदेश, भोपाल. पिन कोड:-462023 पॅन नं:-BCZPB2088R

(9) दस्तऐवज करून दिल्याचा दिनांक 10/01/2019

(10) दस्त नोंदणी केल्याचा दिनांक 19/01/2019

(11) अनुक्रमांक, खंड व पृष्ठ 909/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 402000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



सह. दुय्यम निबंधक वर्ग-2

सह. दुय्यम निबंधक वर्ग-2

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Inward Date	16/1/19
Site Engineer	20367/1/1502
Visit Date	16/1/19
Visit By	Madhesh
Scanned by	CamScanner
Maker	Prayakta

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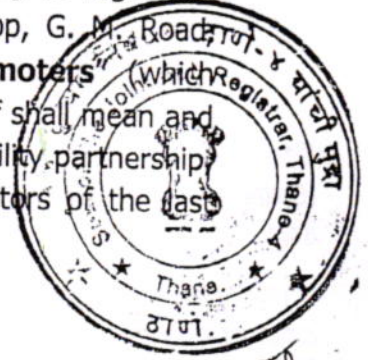
AGREEMENT FOR SALE

THIS AGREEMENT made at Thane this 10th day of January in the year **Two Thousand and Nineteen**.

Sabb
Anupriya
DP

BETWEEN

MAN VASTUCON LLP, (PAN: ACRFS8663E) a Limited Liability Partnership registered under the provisions of Limited Liability Partnership Act, 2008 and having its registered office at 12th Floor, Krushal Commercial Complex, above Shoppers Stop, G. M. Road, Chembur (w), Mumbai- 400 089, hereinafter referred to as "**Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns) of the first part;



Sabb
Anupriya
DP

AND

SAMEER BABBAR _____, (PAN: **BDHPB2788P**),
ANUPRIYA BABBAR _____, (PAN: **BCZPB2088R**),
_____, (PAN: _____),
_____, (PAN: _____),

having address at **15/1, Shanti Niketan, Opp Gautam Nagar, Huzur, Bhopal, Madhya Pradesh - 462023..** hereinafter referred to as the "**Purchaser(s)**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (a) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member; and (d) In case of a Company, LLP and body corporate, its successors and permitted assigns); of the second part.

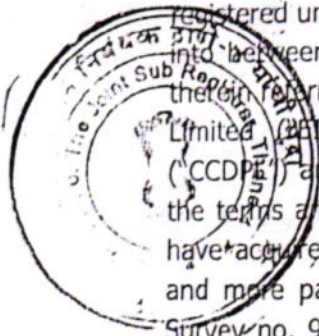
(The Promoters and the Purchaser(s) are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as the "Parties")

Sabb
Anupriya

DP

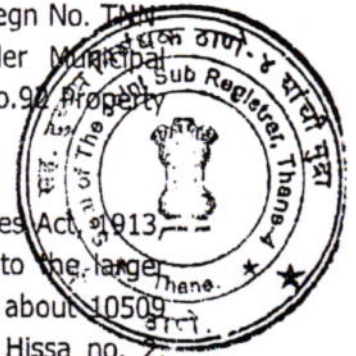
WHEREAS: /CE

- A. Originally one Estate Investment Company Private Limited (formerly known as "The Estate Investment Company Limited" and hereinafter referred to as "EICPL") was seized and possessed of and was well and sufficiently entitled to the property being all that the piece and parcel of land and ground admeasuring about 59,700 square meters, forming part of the land bearing Old Survey No. 92 (corresponding New Survey No. 13/1) situate, lying and being at Village Mahajanwadi (earlier Village Mire), Taluka and District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation, hereinafter referred to as "**Survey No. 92 Property**";
- B. By and under an Agreement for Joint Venture dated 24th February, 2007 ("**Joint Venture Agreement**") entered into between Conwood Construction Company Private Limited ("**Conwood**") and D. B. Realty Limited ("**DB**"), Conwood and DB in joint venture or as an Association of Persons to be known as "**Conwood DB Joint Venture**", subject to Conwood, complying with the obligations undertaken by it thereunder, agreed to undertake, commence, carry on and complete work of development of the said Survey No. 92 Property, on "as is where is basis";
- C. By and under a Development Agreement dated 16th April, 2007 registered under Sr. No. TNN/5971 of 2007 ("**Development Agreement**"), entered into between The Estate Investment Company Pvt. Ltd. ("**the Owners**") and Conwood Construction Company Private Limited ("**the Developers**"), the Owners therein granted unto the Developers, the right to develop the said Survey No. 92 Property, on an "as is where is basis" as regards its physical condition and title thereof, for the consideration and subject to the terms and conditions therein recorded;
- D. By and under a Deed of Assignment of Development Rights dated 19th August 2015 registered under serial no. TNN-10/12106/2015 ("**the Assignment Deed**") entered into between Conwood DB JV and Man Vastucon LLP (the Promoters herein and referred to as "Man Vastucon") and The Estate Investment Company Private Limited ("EICPL") and Conwood Constructions & Developers Private Limited ("CCDPL") and DB Realty Limited ("DB Realty") at or for the consideration and on the terms and conditions more particularly recorded therein, the Promoters herein have acquired exclusive development rights in respect of Survey No. 92 Property and more particularly described in the **Schedule I** hereunder written. The said Survey no. 92 Property is demarcated in Red coloured boundary line on the plan hereto annexed and marked "**Annexure A**". The 7/12 Extracts in respect of the Survey No. 92 Property is annexed hereto and marked as "**Annexure B**".
- E. Thereafter, by and under a Conveyance Deed dated 29th March 2017 registered on 5th July, 2017 under Sr. No. TNN-7/9355/2017, entered into between The Estate Investment Company Private Limited (as the Vendor) and Goan Hotels & Realty Private Limited ("Purchaser No. 1") and Horizontal Realty & Aviation Private Limited, ("Purchaser No. 2") and Eversmile Construction Company Private Limited ("Purchaser No. 3") (Purchaser No. 1, Purchaser No. 2 and Purchaser No. 3 being collectively referred to as "**the Purchasers**") and Conwood DB JV, the Conwood DB JV, assigned and transferred unto the Purchasers jointly all its rights, entitlements and obligations under the Deed of Assignment of Development Rights dated 19th August 2015 and at the request and direction of Conwood DB JV, The Estate Investment Company Private Limited sold, transferred, conveyed and assigned 55% (fifty five percent) undivided right title and interest in favour of Purchaser No.1,



35% (thirty five percent) undivided right title and interest in favour of Purchaser No.2 and 10% (ten percent) undivided right title and interest in favour of Purchaser No.3 respectively, for the consideration and on the terms and conditions therein recorded, however, subject to the rights of Promoters under the said Deed of Assignment in respect of the said Survey no. 92 Property and also subject to the then existing mortgages.

- F. By and under a Deed of Modification of Deed of Assignment of Development Rights dated 19th August, 2015; dated 18th August 2017 ("**Modification Deed**") registered at the office of Sub-registrar at Thane under Serial No. TNN7-11769-2017, entered into between Conwood DB JV, Goan Hotels & Realty Private Limited (Owner No. 1) and Horizontal Realty and Aviation Private Limited, (Owner No. 2) and Eversmile Construction Company Private Limited (Owner No. 3) and Man Vastucon LLP (as the Developer), some of the terms of the Assignment Deed were modified in the manner and to the extent therein recorded.
- G. Pursuant to the development scheme and by and under the Articles of Agreement dated 9th June 2016 (Regn No. TNN-7/7663/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area 8717 sq. mtrs out of the S. No.92 Property that has been demarcated & reserved as 30 mtrs wide DP Road and further by and under the Articles of Agreement dated 9th June 2016 (Regn No. TNN 7/7662/2016) recording handover of possession to Mira Bhayander Municipal Corporation an area admeasuring about 5255 sq. mtrs out of the S. No.92 Property that has been demarcated as Amenity Open Space.
- H. One Lion Pencils Limited, a company incorporated under the Companies Act, 1913 was seized and possessed of and was well and sufficiently entitled to the larger property including all that the piece and parcel of land admeasuring about 10509 sq. mtrs., bearing old Survey No. 260 (part)/ New Survey No. 12 Hissa no. 2, situate, lying and being at Village Mahajanwadi, Taluka and District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation (hereinafter referred to as "**Survey No. 260(p) Property**");
- I. By and under an Agreement for Joint Development dated 19th January, 2018 registered at the office of Sub-registrar at Thane under Serial No. TNN7-982-2018, entered into between Lion Pencils Limited ("Lion Pencil"), the Promoters herein, Goan Hotels & Realty Private Limited, Horizontal Realty and Aviation Private Limited and Eversmile Construction Company Private Limited; at or for the consideration and on the terms and conditions more particularly recorded therein, the Promoters herein have agreed to acquire exclusive development rights in respect of the said Survey No. 260(p) Property. The said Survey no. 260(p) Property is demarcated in Yellow coloured boundary line on the plan hereto annexed and marked "**Annexure A**" and is more particularly described in the **Schedule II** hereunder written.
- J. The Survey No. 92 Property and Survey No. 260(p) Property are hereinafter collectively referred to as "**the Larger Property**". Subject to what is stated hereinabove and approvals from the concerned authorities, the Promoters are proposing to undertake phase-wise development of the Larger Property in the name and style of "**Aaradhya HighPark**" ("**Project**"). In the event the Promoters acquire further adjacent land(s), then the same shall be included in the definition of "the Larger Property".



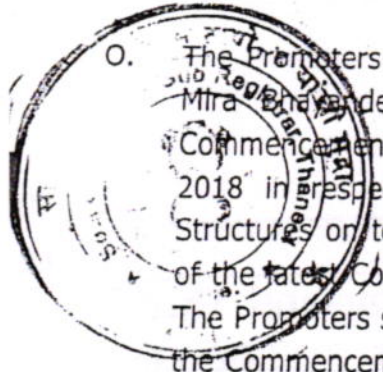
दस्तावेज क्रमांक: २२८ १५५५
E/EE

K. The existing encroachments on the said Survey No. 92 Property are admeasuring on or about 2416 square meters.

L. The Promoters are rightfully and sufficiently entitled to develop the said Survey No. 92 Property and are in use, occupation and possession of the same. By virtue of and subject to terms and conditions of aforesaid agreements/ documents, the Promoters have sole and exclusive right to sell the Flat(s)/Shops(s) in the buildings to be constructed by the Promoters on the said Survey No. 92 Property and to enter into Agreement(s) with Purchaser(s) of the premises and to receive the sale consideration in respect thereof.

M. The Promoters are proposing to develop a portion of the said Survey No. 92 Property admeasuring approximately 15,776 sq. mtrs.; delineated in hatched Blue colour on the plan annexed hereto and marked "Annexure A" and more particularly described in the **Schedule III** hereunder written ("Phase-I Land"); by constructing 6 (Six) Buildings namely Wing A, Wing B, Wing C, Wing D, Wing E and Wing F; each consisting of 2 (Two) Basements, Ground/ Stilt Level, 2 (Two) Podiums, 1 (One) Fire Check Floor and up to 30 (thirty) habitable upper floors including Shops mentioned herein (hereinafter referred to as the "Phase I Buildings") by utilization of FSI (including but not limited to fungible FSI, free FSI, premium FSI, incentive FSI) and TDR or any other form of FSI as may be sanctioned from time to time by the competent authorities in accordance with all applicable laws, rules and regulations as may be in force at present and/or at any time hereafter.

N. For the aforesaid purpose the Promoters have appointed 'Disha Design Consultants' as the architect for preparing the plans of the Phase-I Buildings (hereinafter referred to as the "Architect") and have also appointed 'Mahimtura Consultants Private Limited' as the structural engineer for preparing designs, drawings and specifications for the construction of the Phase-I Buildings (hereinafter referred to as the "Structural Engineer");



O. The Promoters through their Architects have prepared and submitted plans to the Mira Regd. Municipality ("MBMC") and the MBMC has issued Commencement Certificate No. MBH/MNP/NR/3576/2018-19 dated 31st August, 2018 in respect of construction of the aforesaid Buildings, Shops and other Structures on terms and conditions more particularly mentioned therein. The copy of the latest Commencement Certificate is annexed and marked as "Annexure C". The Promoters shall from time to time make necessary applications for extension of the Commencement Certificate. The Promoters have informed the Purchaser(s) and accordingly, the Purchaser(s) is/are aware that the Promoters have obtained some of the approvals and have also got the layout sanctioned, certain other approvals (or amendments to current approvals) may be received from time to time and the Purchaser(s) has/have entered into this Agreement without any objection or demur and agree(s) not to raise and waive his/her/their right to raise any objection in that regard;

P. A copy of the Title Report dated 11th September 2018 in respect of Survey No. 92 Property issued by M/s Juris Corp; Advocates & Solicitors is hereto annexed and marked as "Annexure D" (hereinafter referred to as the "Title Report").

Q. The construction consisting of 2 (Two) Check Floor and Wings A to F (hereinafter referred to as "Phase I Buildings") comprised in Plan No. 3576/2018-19 issued by Promoters under Section 30A of the 2016 (RERA) Act, 2016. The copy of the "Annexure E" of the Project is submitted to the competent authorities. Under Section 30A of the 2016 ("RERA) Act, 2016 Promoter and Purchaser(s) are collectively bound.

R. As regards the construction of the Phase I Buildings, the Promoters shall comply with all applicable laws, rules and regulations of the competent authorities.

S. On demand of the Purchaser(s), the Promoters shall provide all the documents, drawings, specifications and other documents as specified in the Agreement and authorities.

T. The Promoters shall ensure that the construction is sanctioned down to the ground level and observed as per the approved plans and under the supervision of the competent authorities. The Promoters shall ensure that the construction is performed as per the approved plans and specifications of the Project.

U. The Purchaser(s) shall purchase the Phase I Buildings, Shops and other Structures in the area specified in the Schedule III subject to the terms and conditions of the Schedule III and the area only whereon the same are situated.

V. The Promoter shall ensure that the sale of the Phase I Buildings, Shops and other Structures is completed and the amount of the sale is received by the Promoter as per the terms and conditions of the Agreement.

Ref No: EFPL/RE/196F

Date: 08th January 2019

Man Vastucon LLP
12th Floor, Krushal Commercial Complex,
G. M. Road, Chembur (W),
Mumbai- 400 089

द.न.न.-४
पार क्रमिक १०६ / २०१९
६१/६२

Dear Sir,

NOC – Project -Aaradhya Highpark Ph-I

In reference to your letter dated 08th January 2019 we hereby convey our NOC for taking loans by the prospective purchasers pertaining to the following Flats, forming part of the captioned Project:

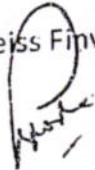
Customer Name	Flat No.	Saleable Area Sq Ft.	Carpet Area Sq.Ft	Total sales consideration (Without Taxes)	Total amount received (Without Taxes)	Total amount receivable**
Sameer Babbar / Anupriya Babbar	B-1507	771	387	67,00,000	6,63,300	60,36,700

** B-1507 Balance receivable is not including other amount of Rs. 1,65,000 which is required to be deposited in the project escrow account prior to issuance of final NOC.

Total amount receivable in respect of the units mentioned above along with other charges (if any) shall be deposited in "MAN Vastucon LLP The Aaradhya Highpark Master Collection Escrow Account" account no 01180350000545 with HDFC Bank and upon deposit and receipt of aforementioned Total sale consideration along with other charges, the charge on the said unit shall stand satisfied.

Yours Faithfully,

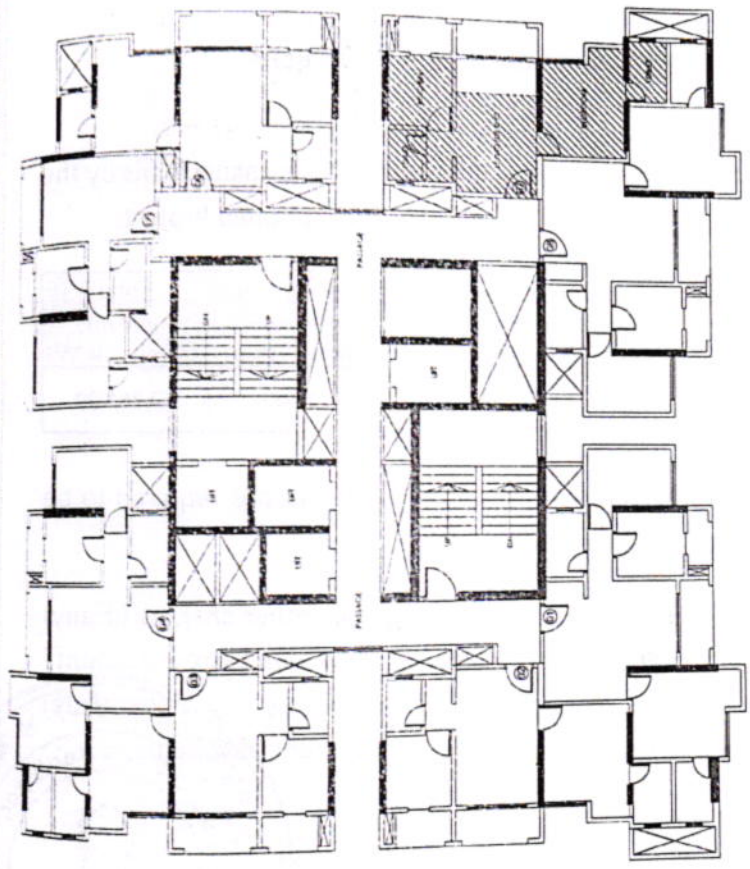
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Authorized Signatory



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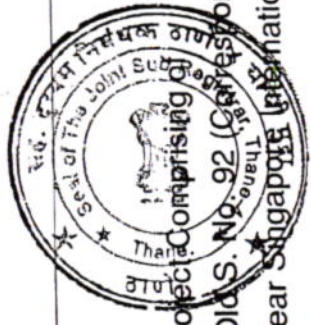
WING - B FLOOR NO. - 15 FLAT NO. - 1507

ट.न.न.-४
प्लान क्रमांक २०९ / १३०१९
६६/६६ MF MF

RERA C.A. - 36.0 MF
EBVT & OP AREA - 10.00 MF

FLOOR PLAN

Proposed "AARADHYA HIGH PARK" Project Comprising of Residential Buildings with Shopline on Old S. No. 13/1 (Corresponding New S. No. 13/1) located at Western Express Highway, Near Shigapoo International School, Mira Road (E), Thane 401107.



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19/01/2019

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 909/2019

नोंदणी :

Regn:63m

गावाचे नाव : महाजनवाडी



(1) विलेखाचा प्रकार करारनामा
 (2) मोबदला 6700000
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 2748000

SBJ RACPC
 Ghattkopar
 Amt-3

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

1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: मौजे महाजनवाडी जूना सर्वे नं. 92, नवीन 13/1 मध्ये बांधली जाणारी आराध्या हायपार्क हि इमारतीत सदनिका क्रमांक. बी-1507, 15वा मजला, बी-विंग, आराध्या हायपार्क, सिंगापूर इंटरनेशनल शाळे जवळ, महाजनवाडी, वेस्टर्न एक्सप्रेस हायवे, मिरा रोड पूर्व, ठाणे-401107. दस्तात नमूद केलेले क्षेत्रफळ 36.01 चौ.मीटर रेंगा कारपेट. व एक वाहनतळ सह. ((Survey Number : जूना सर्वे नं. 92, नवीन 13/1 ;))

(5) क्षेत्रफळ

1) 39.61 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल किंवा.

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

1): नाव:- मन वास्तुकोन एल.एल.पी चे अधिकृत हस्ताक्षरी श्री दुर्गेश एस. डिगणकर तर्फे मुखत्यार श्री यश किशोर नजरे वय:- 24; पत्ता:- प्लॉट नं. -, भाळा नं. 12 वा मजला, इमारतीचे नाव: कृशाळ कमर्शियल कॉम्प्लेक्स, ब्लॉक नं. शोपर्स स्टोप च्या वर, चेंबूर पश्चिम, मुंबई-400089, रोड नं. जी. एम. रोड, सहाराष्ट्र, मुम्बई. पिन कोड:- 400089 पॅन नं:- ACRFS8663E

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

1): नाव:- समीर बळार वय:- 30; पत्ता:- प्लॉट नं. 15/1, भाळा नं. -, इमारतीचे नाव: शांती निकेतन, ब्लॉक नं. गौतम नगर समीर, हुजुर, भोपाल, मध्य प्रदेश-462023, रोड नं. -, ंजाही प्रदेश, भोपाल. पिन कोड:- 462023 पॅन नं:- BDHPB2788P
 2): नाव:- अनुप्रिया बळार वय:- 32; पत्ता:- प्लॉट नं. 15/1, भाळा नं. -, इमारतीचे नाव: शांती निकेतन, ब्लॉक नं. गौतम नगर समीर, हुजुर, भोपाल, मध्य प्रदेश-462023, रोड नं. -, ंजाही प्रदेश, भोपाल. पिन कोड:- 462023 पॅन नं:- BCZPB2088R

(9) दस्तऐवज करून दिल्याचा दिनांक 10/01/2019

(10) दस्त नोंदणी केल्याचा दिनांक 19/01/2019

(11) अनुक्रमांक, खंड व पृष्ठ 909/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 402000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



सह. दुय्यम निबंधक वर्ग-2
 सह. दुय्यम निबंधक वर्ग-2

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

