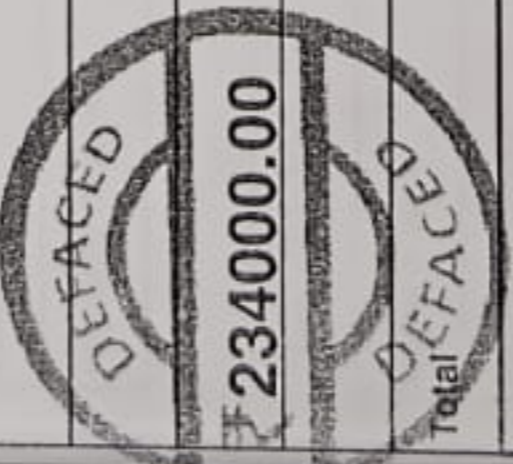


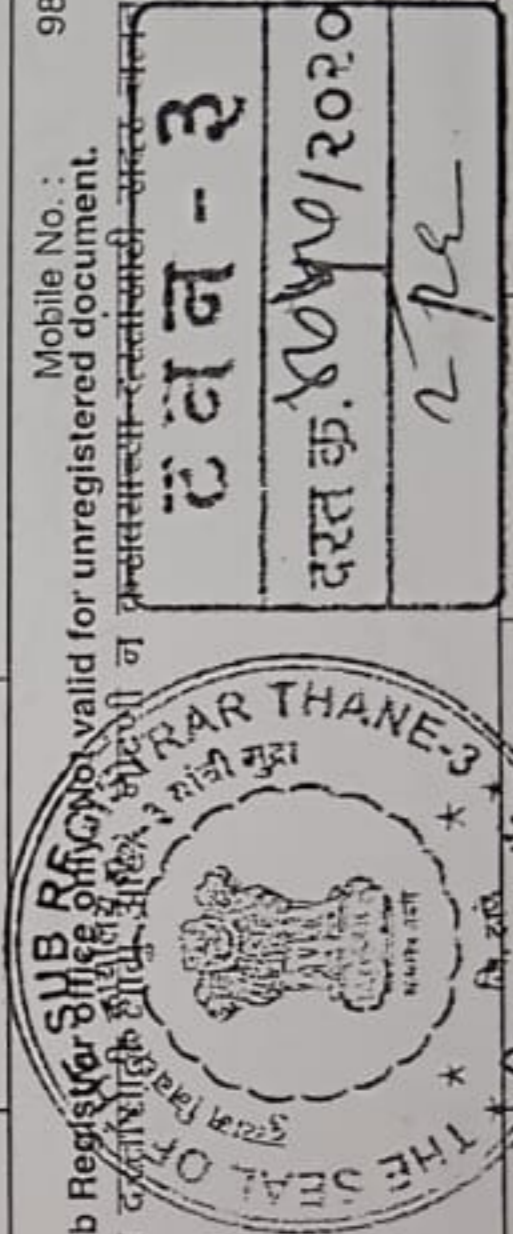
CHALLAN
MTR Form Number-6



| | | | | | | | |
|----------------------|------------------------------------|---------------|---------------------------|---|---|---------|------|
| GRN | MH012950336201920E | BARCODE | Date | | 04/03/2020-17:33:47 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | TAX ID / TAN (If Any) | | | | |
| Office Name | THN8_THANE NO 8 JOINT-SUB REGISTRA | | PAN No.(If Applicable) | ASDPK3974A | | | |
| Location | THANE | | Full Name | MOHAMMED IRFAN AKBAL KHAN | | | |
| Year | 2019-2020 One Time | | Flat/Block No. | SS - III ROOM NO 934, SECTOR 4 | | | |
| Account Head Details | | | Premises/Building | KOPARKHAIRANE | | | |
| 0030046401 | Stamp Duty | Amount In Rs. | Road/Street | KOPARKHAIRANE | | | |
| 0030063301 | Registration Fee | 204000.00 | Area/Locality | NAVI MUMBAI | | | |
| | | | Town/City/District | | | | |
| | | | PIN | 4 0 0 7 0 9 | | | |
| | | | Remarks (If Any) | SecondPartyName=VARSHA SURESH PATIL~ | | | |
| | | | Amount In | Two Lakh Thirty Four Thousand Rupees Only | | | |
| | | | Words | 2,34,000.00 | | | |
| Payment Details | | | FOR USE IN RECEIVING BANK | | | | |
| IDBI BANK | | | Bank CIN | Ref. No. | 69103332020030413374 2600403924 | | |
| Cheque/DD No. | | | Bank Date | RBI Date | 04/03/2020-17:34:26 Not Verified with RBI | | |
| Name of Bank | | | Bank-Branch | | IDBI BANK | | |
| Name of Branch | | | Scroll No. , Date | | 100 , 05/03/2020 | | |



Department ID : 9867814057
 NOTE:- This challan is valid for document to be registered in Sub Registrar Office of Thane District. This challan is not valid for unregistered document.
 सहायक नलन केवल दुर्यम निबधक कार्यालयत नोदणी करतयाच्या दस्तऐवजासाठी वैधित्वाची मान्यता देण्यात येणारी नाही.



Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Displacement Date | Userid | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-75-4757 | 0006877724201920 | 16/03/2020-14:13:55 | IGR115 | 30000.00 |
| 2 | (IS)-75-4757 | 0006877724201920 | 16/03/2020-14:13:55 | IGR115 | 204000.00 |
| Total Defacement Amount | | | | | 2,34,000.00 |



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| २/२६ |

AGREEMENT FOR SALE
(Part Payment)

APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709

BUILT UP AREA IN SQ.MTRS.

MARKET VALUE

SALE PRICE

STAMP DUTY

REGISTRATION FEE

SALE PRICE

Rs. 34,00,000/-

THIS AGREEMENT FOR SALE is made and entered into at Koparkhairane, Navi Mumbai on this 16th day of March 2020

VSPAT 16

श्री रोमिता खुर

पत्नी

: 28

: 22,96,000/-


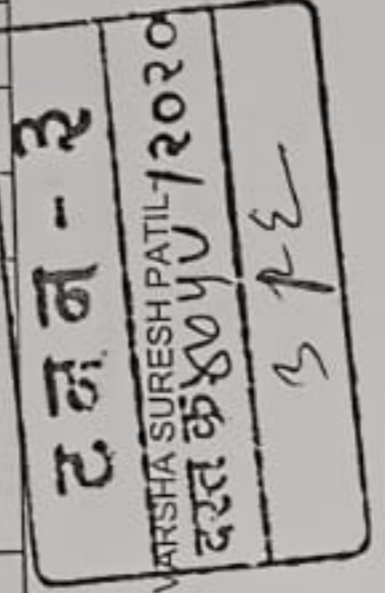
: 34,00,000/-

: 2,04,000/-

: 30,000/-

CHALLAN
MTR Form Number-6



| | | | | | | | |
|----------------------|------------------------------------|------------------|---|---|---|---------|------|
| GRN | MH012950336201920E | BARCODE | Date | | 04/03/2020-17:33:47 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | TAX ID / TAN (If Any) | | | | |
| Office Name | THN8_THANE NO 8 JOINT SUB REGISTRA | | PAN No.(If Applicable) | ASDPK3974A | | | |
| Location | THANE | | Full Name | MOHAMMED IRFAN AKBAL KHAN | | | |
| Year | 2019-2020 One Time | | Flat/Block No. | SS - III ROOM NO 934, SECTOR 4 | | | |
| Account Head Details | Amount In Rs. | | Premises/Building | KOPARKHAIRANE | | | |
| | 0030046401 | Stamp Duty | Road/Street | NAVI MUMBAI | | | |
| | 0030063301 | Registration Fee | Area/Locality | | | | |
| | | | Town/City/District | 4 0 0 7 0 9 | | | |
| | | |  | | | | |
| | | |  | | | | |
| Total | | 2,34,000.00 | Amount In | Two Lakh Thirty Four Thousand Rupees Only | | | |
| | | | Words | | | | |
| Payment Details | | IDBI BANK | FOR USE IN RECEIVING BANK | | | | |
| Cheque/DD No. | | | Bank CIN | Ref. No. | 69103332020030413374 2600403924 | | |
| | | | Bank Date | RBI Date | 04/03/2020-17:34:26 Not Verified with RBI | | |
| | | | Bank-Branch | IDBI BANK | | | |
| Name of Branch | | | Scroll No. , Date | Not Verified with Scroll | | | |

Department ID : 9867814057
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुय्याग नितधक कार्यालयात नोंदणी करतयाच्या दख्खासाठी लागू आहे . नोंदणी न करतयाच्या दख्खासाठी सधर चलन लागू नाही .

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SMT. VARSHA SURESH PATIL, age-53 years, (Pan No.BPCPP4247L), adult, Indian Inhabitant, residing at SS-3/934, Sector-4, Koparkhairane, Navi Mumbai-400709., hereinafter referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include their legal heirs, executors, administrators and assigns), of the ONE PART.

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AND

1) MR. MOHAMMAD IRFAN AKBAL KHAN, age- 45 years, (Pan No.ASDPK3974A), and 2) MRS. TABASSUM IRFAN KHAN, age- 34 years, (Pan No.BNIPK4101N), both are adults, Indian Inhabitant, residing at House No. 538, Shivshakti Nagar, Thane Belapur Road, Near Dr. Ajit Bora, Turbhe store, Navi Mumbai-400703., hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include their legal heirs, executors, administrators and assigns), of the OTHER PART.

DESCRIPTION OF PROPERTY

APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709

Sale Price: Rs.34,00,000/- (Rupees Thirty Four Lakhs Only)

Hereinafter referred to as "THE SAID FLAT" (SAID APARTMENT)

AND WHEREAS:

1. THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD, a Company incorporated under the Companies Act, 1956 and having its registered office at "Nirmal" 2nd Floor, Nariman Point, Mumbai-400021, (hereinafter referred to as "THE CIDCO ") as a New Town

Planning Authority declared and appointed by the State Government exercise its



under section 13(3)A of the Maharashtra Regional and Town planning Authority Act, 1966 (hereinafter referred to as "the MRTP Act" for the New Towns of New

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acquiring the lands and vesting in the Corporation the said lands for development and disposal.

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Patil



16/03/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 4757/2020

नोंदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | 3400000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2296000 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: अपार्टमेंट नंबर एस एस 3 /934 तळ मजला ओम साई ओनर्स असोसिएशन प्लॉट नंबर 24 सेक्टर 4 कोपरखैरणे नवी मुंबई तालुका व जिल्हा ठाणे 400709 क्षेत्रफळ 28 चौरस मीटर बांधीव. ((SECTOR NUMBER : 4 ;)) |
| (5) क्षेत्रफळ | 1) 28 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | 18.893 |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- वर्षा सुरेश पाटील -- वय:-53; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: एस एस 3 /934 सेक्टर 4 कोपरखैरणे नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BPCPP4247L |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- मोहम्मद इरफान अकबल खान -- वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाऊस नंबर 538 शिवशक्ती नगर ठाणे बेलापूर रोड डॉ अजित बोरा जवळ तुर्मे स्टोर नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ASDPK3974A 2): नाव:- तबसुम इरफान खान -- वय:-34; पत्ता:-, , हाऊस नंबर 538 शिवशक्ती नगर ठाणे बेलापूर रोड डॉ अजित बोरा जवळ तुर्मे स्टोर नवी मुंबई, , , के.यू.बज़ार, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400703 पॅन नं:-BNIPK4101N |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 16/03/2020 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 16/03/2020 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 4757/2020 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 204000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

सह दुय्यम निबंधक वर्ग ३

वर्ग ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

5236958
162
ta@gmail

CIDCO

WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166.

Date: 7/03/2012

No. CIDCO/AEO(KK)/2012/ 3465

To,
Smt. Varsha Suresh Patil
Apartment No, SS-III/934 ,
Sector- 4 Koperknairane,
Navi Mumbai.

Sub: Transfer of Apartment No SS-III/934 .Sector- 4 Koperknairane,
Navi Mumbai.

- on the basis of HEIRSHIP

Ref: Your application dtd 03/03/2012



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दस्त क. ४०५५/२०२०
१२/२२

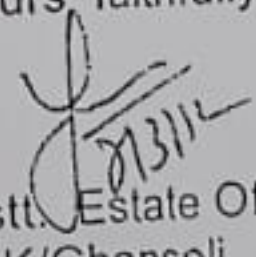
Sir/Madam,

With reference to your application No. 254/2011, Exh.No. 10 dtd. 21/2/2012 and Heirship Certificate in the Court of 6th Jt. Civil Judge, (J.D). Vashi. At. Navi Mumbai, M.A. No. 254/2011, Exh.No. 10 dtd. 21/2/2012.

You have been paid an administrative charges of Rs.500/-. Our Corporation is pleased to inform you that we hereby transfer the Apartment No, SS-III/934 ,Sector- 4 Koperknairane. from Late Suresh Pandurang Patil to the name of legal Heir Smt. Varsha Suresh Patil. Wife of deceased.

Thanking you,

Yours faithfully,


Asst. Estate Officer
KK/Ghansoli
Asst. Estate Officer
CIDCO LTD.
Koparkhairane

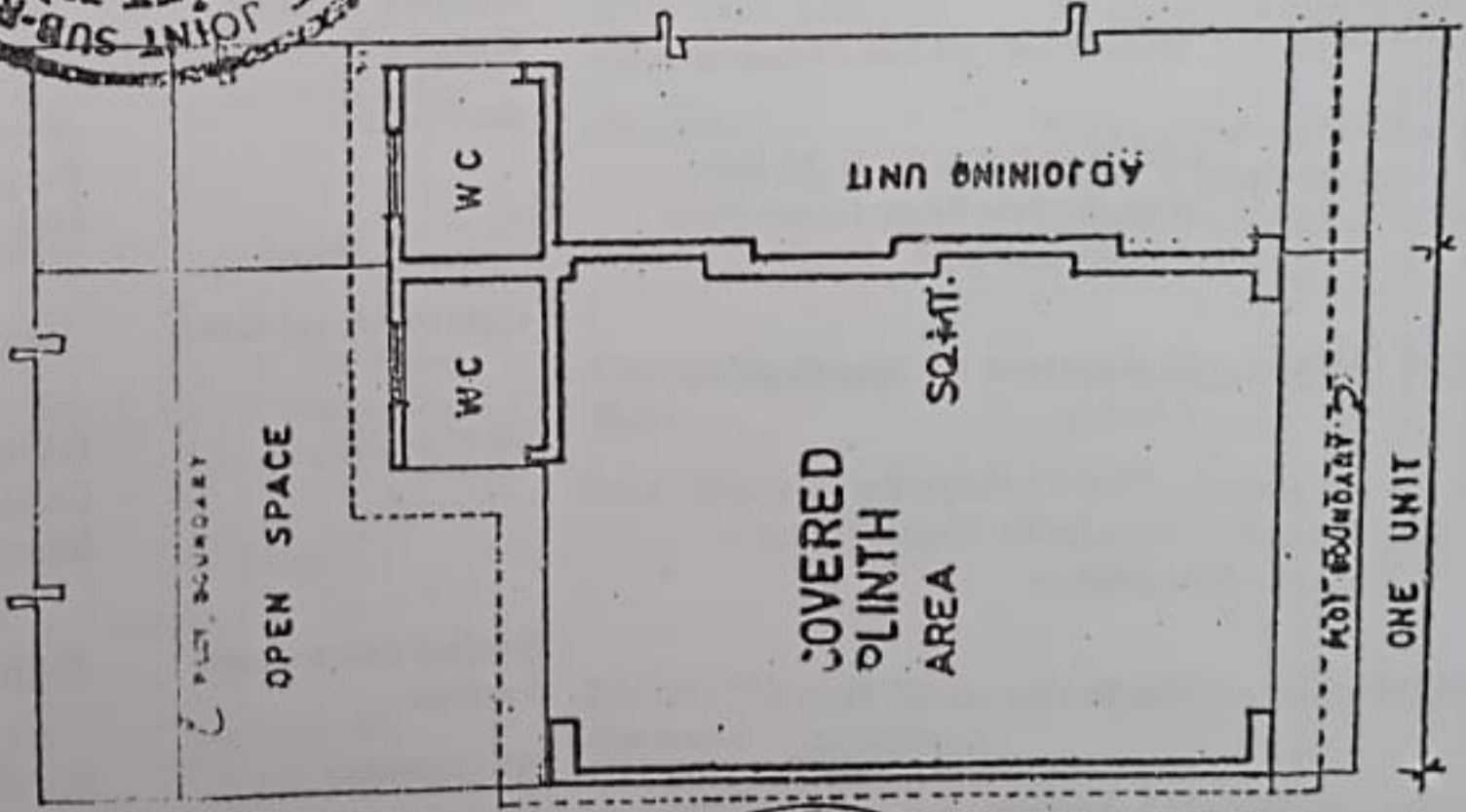
CC To: AAO(BUDP)/AMC/MSDC/Society.

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4002
16/06/1990
7-12-2

SS III TYPE APARTMENT,
IN SECTOR-4, AT KOPAR-
KHAIRANE, NEW BOMBAY.
Unit NO. SS-III / 934

CIDCO KOPARKHAIRANE HOUSING ESTATE
ANNEXTURE
A) TO THE AGREEMENT FOR SALE OF APARTMENT
B) TO THE DEED OF APARTMENT



TOTAL COVERED PLINTH AREA
18.893 SQ. MTS. PER UNIT

I, A.R. SHINKRE, Architect, do hereby certify that this is an accurate copy of plan of S-III type apartment as shown above and approved by the local authority namely City & Industrial Development Corporation of Maharashtra Limited within whose jurisdiction, the building is located and that the said plans fully and accurately depict the line diagram apartment numbers and dimensions of apartment as built.

I solemnly affirm that what is stated above is true to the best of my knowledge, information and belief.

Solemnly affirmed at CBD Belapur.

This 27th day of July, 1990.

Signature of A.R. Shinkre

(MR. A.R. SHINKRE)
Architect
CIDCO Ltd., CIDCO Bhavan
CBD Belapur
NEW BOMBAY

BEFORE ME

Signature of Estate Officer

ESTATE OFFICER
CIDCO LTD.
New Bombay.



दन न - 3
दस्त कोरपुवु 12020
98/25

घर/प्लॉट नं: -; गल्ली/रस्ता
तालुका: -; पिन: -; पेंन नं
ना: -; ईमारतीचे नाव: -; ईगा
लुका: नवी मुंबई; पिन: -; पें

दस्तावेजांक व वर्ष: 1328/2005

Monday, March 21, 2005

1:34:20 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अपार्टमेंट डीड व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 28,000.00
वा.भा. रु. 28,000.00
- (2) भू-मापन, पोटहिस्सा: व घरक्रमांक (असल्यास) (1) वर्णन: कोपरखैरणे सेक्टर. 4. सदनिका नं. एस.एस. 3/ 934
- (3) क्षेत्रफळ (1) 28.00 स्के.मी
- (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) सिडको तर्फे मालमत्ता अधिकारी श्री.ए. व्ही. कदम - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुरेश पांडुरंग पाटील ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: कोपरखैरणे सेक्टर. 4; तालुका: नवी मुंबई ; पिन: - ; नम्बर: - ;
- (7) दिनांक करून दिल्याचा 17/03/2005
- (8) नोंदणीचा 21/03/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 1328 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 280.00
- (12) शेरा



रजल - ३
दस्त क्र. ८६५६/२०२०
१३/५

सह कुय्यम निबंधक ठाणे क्र ८

Designed & developed by C-DAC, Pune.

SS III TYPE APARTMENT,
IN SECTOR-4, AT KOPAR-
KHAIRANE, NEW BOMBAY

CIDCO KOPARKHAIRANE HOUSING ESTATE

ANNEXTURE A) TO THE AGREEMENT FOR SALE OF APARTMENT B) TO THE DEED OF APARTMENT

REGISTRAR THANE - 3

75/4757

पावती

Original/Duplicate

Monday, March 16, 2020

नोंदणी क्र.: 39म

2:13 PM

Regn.: 39M

पावती क्र.: 5477 दिनांक: 16/03/2020

गावाचे नाव: कोपरखैरणे

दस्तावेजाचा अनुक्रमांक: टनन3-4757-2020

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मोहम्मद इरफान अकबल खान --

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 520.00

पृष्ठांची संख्या: 26

एकूण:

₹. 30520.00

आपणास मूळ दस्त, संबनेल प्रिंट, सूची-२ अंदाजे

2:33 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: ₹. 2296000/-

मोबदला ₹. 3400000/-

भरलेले मुद्रांक शुल्क: ₹. 204000/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012950336201920E दिनांक: 16/03/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 520/-

पदावत्राची सही

मूळ दस्तऐवज परत मिळाला

द. नि. ठाणे-३

1) Lease Deed.

2) NAC letters for floor 9 H/F 20.

3) Permission to construction of floor.

4) CC / OC / Plan

9. Deed of Apartment made at Navi Mumbai on 17th day March 2005 between Corporation of and **MR.SURESH PANDURANG PATIL** and said document is registered before the Sub Registrar office at Thane-8, vide document no. TNN8-01328-2005, dt. 21/03/2005, Receipt No. 1326, dated 21/03/2005.

10. **MR.SURESH PANDURANG PATIL** was absolute owner of the said apartment who died on 03.02.2011 at Koparkhairane, Navi Mumbai thereafter present Seller **SMT. VARSHA SURESH PATIL** has made application to obtain heirship certificate in the Court of Civil Judge Jr. Division Vashi at Navi Mumbai vide Civil Misc. Application No. 254/2011 & Hon'ble court issued heirship certificate in the name of present Seller **SMT. VARSHA SURESH PATIL** dated 21/02/2012, Exh. 10.

11. On the basis of Heirship Certificate the Corporation has recorded name of present Seller **SMT. VARSHA SURESH PATIL** in respect of the said apartment no. SS-III/934, Sector-4, Koparkhairane, Navi Mumbai and issue final order dated 07/03/2012, Ref. No. CIDCO/AEO (KK)/2012/3465

12. Present Seller is the absolutely owner of said **APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709.,** seized possessed the same the party of the Second Part on request and inspected the relevant documents of the said flat/Apartment, and whereas the party of the Second Part need of the residential accommodation requested to the party of the First Part, to transfer to them all rights, title and interest in the deed whatsoever they be free from all encumbrance for sale price of **Rs.34,00,000/- (Rupees Thirty Four Lakhs Only)** and the party of the First Part has agreed to sale of the said **APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709-400709.,** to the party on the Second Part.



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THIS AGREEMENT WITNESSETH
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between the parties hereto as follows:

The Seller shall sell and transfer and Purchasers shall purchase and acquire the **APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709.,** together with the permanent and absolute right of use and occupation of the said Flat/Apartment that total consideration price of **Rs.34,00,000/- (Rupees Thirty Four Lakhs only)** inclusive of all costs share capital that Purchasers has paid **PART AMOUNT OF Rs.7,00,000/- (Rupees Seven Lakhs only)** to the Seller as below mentioned.

VSPATIL

PATIL
[Handwritten signature]

3. By his order No. REV/DT (T.I) 2649 dated 20th January 1987 the collector of Thane vested in the Corporation for development and disposal inter alia a piece or parcel of land situated at Village Koparkhairane, Taluka & Dist-Thane, Admeasuring about 2514.00 Sq. Mtrs. or thereabouts being Plot no. 24, in Sector-4, Koparkhairane, Navi Mumbai and more particularly described in the First Schedule hereunder written (hereinafter referred to as "the said Land")

4. The Corporation obtained possession of the said land and constructed thereon SS-III, type building No. 915 to 974 619 each of the Ground and upper Floors such building being designated as Condominium No. SS-III type building No.934 hereinafter referred to as "said Building" of which the Corporation is owner.

5. The Corporation executed on the 31st March 1998 a Declaration (hereinafter referred to as "said Declaration") under the Maharashtra Apartment ownership Act, 1970 (hereinafter referred to as said Act") which declaration together with its Annexure A (plans), A-1 (Form of Lease) B (Statement of Shares) and C (Bye Laws) attached thereto, has been registered the office of Sub Registrar of Assurance at Thane under Sr. No. P- in the Register of declaration and Deed of Apartment under the said Act, a true whereof has been filed with the Chief Commissioner of MH. HSG Board on the 16th day of _____ 2001

6. The Corporation has by aforesaid Declaration submitted to the provisions of the said Act (i) The said building with all improvements and (ii) The said Land.

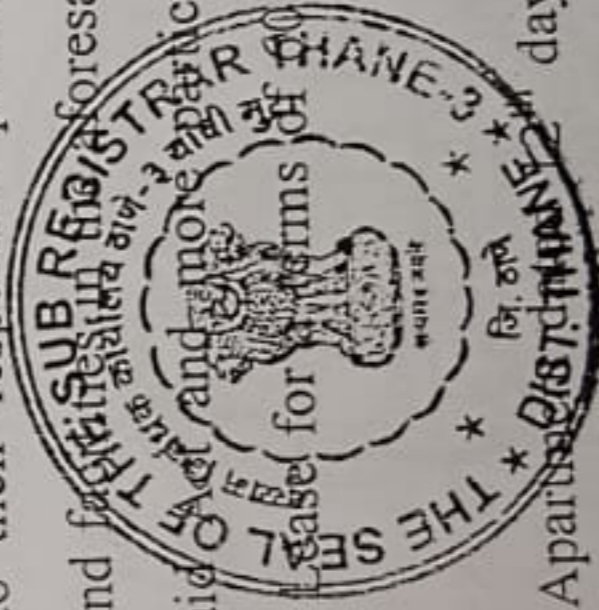
7. By an Indenture of Lease dated 1st day of March 1998 made between the Corporation of the One Part and Shaikh M. & 2) CIDCO Ltd., as Lessees of the Other Part the Corporation demised to the said lessees the said land as tenements in common in shares equal to their respective percentage of the undivided interest in the common areas and for the purpose of the said declaration failed by the Corporation under the said Act and more particularly as mentioned in the Schedule in said Indenture of Lease for the terms and conditions therein mentioned.

8. By an Agreement to Sale for Apartment No. 934 of the said Building on the _____ day of May 1992 executed between the Corporation of the One Part and Original Apartment owner MR.SURESH PANDURANG PATIL in respect of APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709 together with the certain percentage hereinafter specified of the undivided interest appurtenant to such apartment in and to the common areas and facilities of the said building or for the total consideration of Rs. 28,000/- (Rupees Twenty

Eight Thousands only)

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Patil



Sub Registrar of Thane, Maharashtra
Office of the Sub Registrar of Thane
The Staff of the Sub Registrar of Thane
E/22

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7. The Purchasers doth hereby covenant with the Seller that save and except as aforesaid the Purchasers shall from the date of possession pay their of taxes and outgoings as mentioned in the said Agreement and become member of OM SAI OWNERS ASSOCIATION formed by all the Flat/Room owners of the said building and shall carry out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Association.

8. The Purchasers doth hereby covenant with the Seller that they shall abide by the rules and regulations and bye-laws of the said Association on admission as a member thereof and that they undertake to pay and discharge all calls, demands, contributions and dues which the said Association may thereafter make respect of the said premises.

9. The Seller hereby further covenants with the Purchasers that the Seller shall from free time to time and at all times whenever called upon by the Purchasers or their Advocate or Attorneys do execute or cause to be done or Executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Purchasers in the premises agreed to hereby sold unto and to the use of the Purchasers as shall or may be reasonably required but at the cost of the Purchasers.

10. As it is mandatory for disbursement of the loan that all the original documents pertaining to the Flat/Room should be handed over to any Co.op.Bank/Nationalized Bank/financial institutions. The Seller do hereby agree to handover the entire original documents to the Purchasers or any Co.op.Bank/Nationalized Bank/financial institutions at the time of Registration of Agreement of Sale so that loan could be disbursed in time.

11. The Seller do hereby declares that she has paid stamp duty and registration charges to the Revenue Authorities and in case any notice of recovery is received to the Purchasers in respect of the Flat/Room that shall be paid by the Seller and or settle the same with Revenue authorities on her own cost.

The Purchasers do hereby agree to pay the stamp duty, registration charges payable to the revenue authorities for registration of the sale deed as it is mandatory to pay the stamp duty, registration changes as per the Stamp duty, registrations charges as per the provision of the Bombay Stamp Act 1908. Save and except as aforesaid all the terms and conditions of the said Agreement shall bide to the Seller & Purchasers.



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The First scheduled above referred to as description of land

All the piece of land containing by 2514.00 Sq. Mtrs. or thereabout being Plot No. 24, Sector-4, Koparkhairane, Navi Mumbai Tal. & Dist.Thane bounded as follows, that is to say:

USPATIL

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[Signature]

The S
APARTM
AREA 28
SECTOR-4
400709., bo

IN WITNESS
hands on 16th
SIGNED SEA
By the within
SMT. VARSH

In the Presence
1. Mr. SU
2. Adv. P. C.

SIGNED SEALE
By the within na
1) MR. MOHAM

2) MRS. TABASS

In the Presence of:
1. Mr. SUKI

2. [Signature]

ON Or towards the NORTH by : 6.00 Mtr. Wide Rd.
 ON Or towards the SOUTH by : 6.00 Mtr. Wide Rd.
 ON Or towards the EAST by : Plot No. 28
 ON Or towards the WEST by : Adj. Plot No. 05

The Second scheduled above referred to as description of Flat/Apartment

APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709., bounded as follows:

ON Or towards the NORTH by : Open Space
 ON Or towards the SOUTH by : Open Space
 ON Or towards the EAST by : Core Unit No. 985
 ON Or towards the WEST by : Open Space



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IN WITNESSES WHEREOF, both the parties hereto have hereunto and subscribed their hands on 16th day of March 2020 hereinabove written.

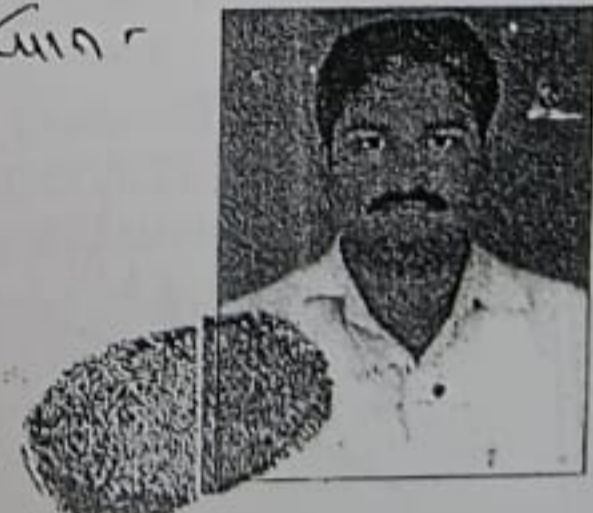
SIGNED SEALED AND DELIVERED,
 By the within named "SELLER" *USPATIL*
 SMT. VARSHA SURESH PATIL



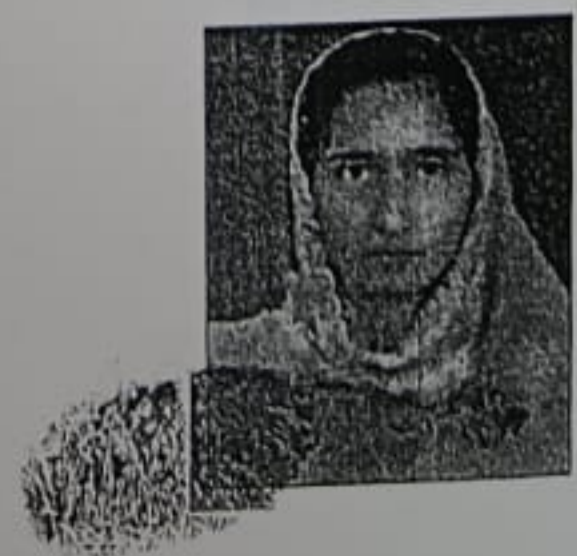
In the Presence of:

1. Mr. Sukir Joshi *S. Joshi*
2. *M. P. G. Dandale* *BP Dandale*

SIGNED SEALED AND DELIVERED,
 By the within named "PURCHASERS"
 1) MR. MOHAMMAD IRFAN AKBAL KHAN ✓



2) MRS. TABASSUM IRFAN KHAN *Tabassum*



In the Presence of:

1. Mr. Sukir Joshi *S. Joshi*
2. *BP Joshi*

सौ. Tabassum Irfan Khan

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i) Rs.5,00,000/- (Rupees Five Lakhs only) through Cheque No. 202342, Bank-SDC Bank, Branch-APMC Vashi, dt. 17/09/2019

ii) Rs.2,00,000/- (Rupees Two Lakhs only) through Cheque No. 202390, Bank-SDC Bank, Branch-APMC Vashi, dt. 10/12/2019

Balance of Rs.27,00,000/- (Rupees Twenty Seven Lakhs only) Purchasers shall be paid to the Seller before executing the Sale Deed that after availing loan from any financial institution or any bank within 60 days from the execution of this part payment Agreement for Sale.

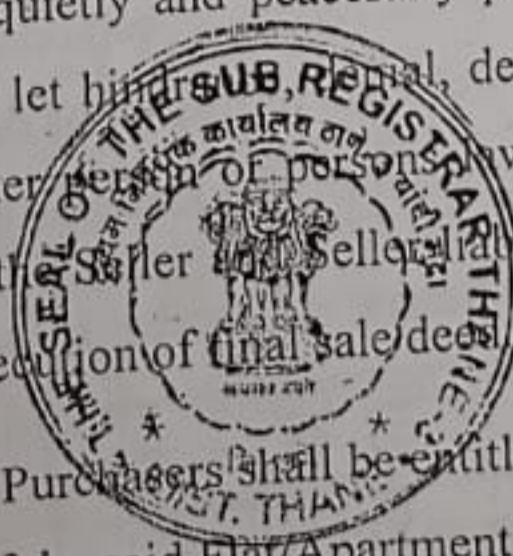
2. The Seller doth hereby further covenants with the Purchasers that the Seller shall pay Association charges, Property tax, water charges and other charges in respect of the said Flat/Apartment till the handing over the possession to the Purchasers.

3. The party of the first part has informed to the Purchasers that under the existing laws and rules of said Association, the Seller may not without the prior consent in writing of the said Association shall sell/ transfer assign or part with the interest or benefit under the said deed in any manner in favour of any person or persons however Seller shall obtained No Objection Certificate from Association on or before registration of Sale Deed with full & final payment.

4. That Purchasers shall responsible to pay transfer charges of the said Apartment to the CIDCO and obtained Transfer NOC on or before executing Sale Deed.

5. The Seller doth hereby further covenants with the Purchasers that from the date of possession, the Purchasers shall quietly and peacefully possess and occupy and enjoy the said premises without let hindrance, demand, interruption or eviction by the Seller or any other person lawfully or equitably claiming through under or trust for the Seller and Seller shall be liable to give peaceful possession to the Purchasers after execution of final sale deeds.

6. That from the date of possession the Purchasers shall be entitled to have and hold the possession, occupation and use of the said Flat/Apartment and the Purchasers themselves, their heirs, successors and assigns forever without any claim, charge, right, interest, demand or lien of the Seller or any person or persons claiming through or under him or trust for him subject to payment by the Purchasers of all taxes, assessments, charges, duties or calls made by the Association, Government, Revenue or Local Authorities hereafter in respect of the premises and the Land.



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AGREEMENT
SALE DATED
20/08/2009 BW
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LAXMIDAS AND MRS
MRS. PRATEEK
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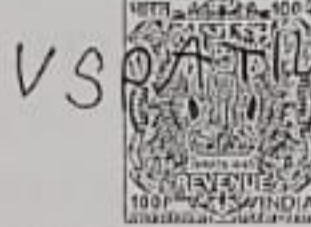
RECEIPT

RECEIVED WITH THANKS FROM "PURCHASERS" 1) MR. MOHAMMAD IRFAN AKBAL KHAN, 2) MRS. TABASSUM IRFAN KHAN, SUM OF Rs.7,00,000/- (Rupees Seven Lakhs only) AS A PART PAYMENT AGAINST THE SALE OF APARTMENT NO. SS-III/934, GROUND FLOOR, ADMEASURING BUILT UP AREA 28 SQ. MTRS., OM SAI OWNERS ASSOCIATION, PLOT NO. 24, SECTOR-4, KOPARKHAIRANE, NAVI MUMBAI, TAL. & DIST. THANE-400709., details as bellows.

- i) Rs.5,00,000/- (Rupees Five Lakhs only) through Cheque No. 202342, Bank-SDC Bank, Branch-APMC Vashi, dt. 17/09/2019
- iii) Rs.2,00,000/- (Rupees Two Lakhs only) through Cheque No. 202390, Bank-SDC Bank, Branch-APMC Vashi, dt. 10/12/2019

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Rs. 7,00,000/-



SMT. VARSHA SURESH PATIL
(SELLER)



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In the Presence of:

1. Mr. SURIK Joshi

2.

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ED. OFFICE :
RIMAL", 2nd Floor, Narin
mbai - 400 021.
ONE : (Reception) 00-
00-

: 00-91-22-2202

No. No.CIDCO/AE

To,
Smt. Varsha Suresh Patil
Apartment No. S
Sector- 4 Koperk
Navi Mumbai.

Sub

Ref:

Sir/Madam,

With referenc
Certificate in the C
No.254/2011, Exh.

You have
Corporation is plea
No,SS-III/934 ,Sect
the name of legal H

Thanking you

CC To:AAO(BUDP)