

ER.

398/4246

पावती

Original/Duplicate

Tuesday, March 05, 2024

नोंदणी क्र.: 39म

3:08 PM

Regn.: 39M

पावती क्र.: 4700 दिनांक: 05/03/2024

गावाचे नाव: भीकरपाडा

दस्तऐवजाचा अनुक्रमांक: पवल3-4246-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अर्चना वर्मा --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजे
3:27 PM ह्या वेळेस मिळेल.


Sub Registrar Panvel 3

बाजार मुल्य: रु. 7751230.2/-

मोबदला रु. 11000000/-

भरलेले मुद्रांक शुल्क : रु. 660000/-

सह दुय्यम निर्बंधक खर्ग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0324053212447 दिनांक: 05/03/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016759884202324E दिनांक: 05/03/2024

बँकेचे नाव व पत्ता:

Archana Verma

① Vastukala

② vs legal.

सूची क्र.2

दस्त क्रमांक : 421
नोंदणी :
Regn:63m

Original/Duplicate
नोंदणी क्र. 2024
दिनांक: 11/03/2024
Regn:63m

गावाचे नाव : भोकरपाडा

रु. 120.00

रु. 0.00

(1) विलेखाचा प्रकार

करारनामा

(2) भोकरपाडा

11000000

(3) बाजारभावाप्रमाणे (माझेपत्तयाच्या बाबतितपट्टाकर आकारणी देतो की पट्टेदार ते मनुष्य करावे)

7751230.2

(4) दू-भाषण, पोटहिस्सा व वारकामांक असल्यास

1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग नं.7, दर रु 56700/- प्रती चौ.मी. सदनिका क्र.2804,28 वा मजला, औरा, स.नं. 30/2(पाटी),30/1बी(पाटी),24/1अ,25/3(पाटी),29/4(पाटी),28/3,28/2,28/1,61/1(पाटी),62(पाटी),68(पाटी),69(पाटी),74/4 बी(पाटी),59/1,57/1,57/2,57/3बी,58/1ए,58/1बी,58/2,54/2अ(पाटी),57/4, भोकरपाडा, ता.पनवेल, जि. रायगड क्षेत्र. 1086 चौ.फुट कारपेट + 1 कार पार्किंग स्पेस पोडीयम((Survey Number : 59/1 व इतर ;))

(5) क्षेत्रफळ

1) 1086 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात आलेले तेंव्हा.

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

1): नाव:-राजेश मधानी तर्फे कु. सु म्हणून प्रकाश नटराजन -- वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 78 रेवणक्रॉफ्ट अवेन्यु, विम्बले एच ए 9 9 टी जी, लंडन, यु के., ब्लॉक नं: सदनिका क्र.2804, 28 वा मजला, औरा, भोकरपाडा, ता.पनवेल, जि. रायगड, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410221 पॅन नं:-ARKPM5084D
2): नाव:-अनिता मधानी तर्फे कु. सु म्हणून प्रकाश नटराजन -- वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 78 रेवणक्रॉफ्ट अवेन्यु, विम्बले एच ए 9 9 टी जी, लंडन, यु के., ब्लॉक नं: सदनिका क्र.2804, 28 वा मजला, औरा, भोकरपाडा, ता.पनवेल, जि. रायगड, रोड नं:-, महाराष्ट्र, राईगाड:(०:). पिन कोड:-410221 पॅन नं:-ARLPM9860G

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

1): नाव:-अर्चना वर्मा -- वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 27 अजयनगर कमता, चिनहट लखनऊ पो. चिनहट जि. लखनऊ उत्तर प्रदेश, ब्लॉक नं:-, रोड नं:-, उत्तर प्रदेश, लूक्नॉव. पिन कोड:-226028 पॅन नं:- AEUPV2024B
2): नाव:-अंकुर श्रीवास्तव -- वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 27 अजयनगर कमता, चिनहट लखनऊ पो. चिनहट जि. लखनऊ उत्तर प्रदेश, ब्लॉक नं:-, रोड नं:-, उत्तर प्रदेश, LUCKNOW. पिन कोड:-226028 पॅन नं:- CSXPS9425G

(9) दस्तऐवज करून दिल्याचा दिनांक

05/03/2024

(10) दस्त नोंदणी केल्याचा दिनांक

05/03/2024

(11) अनुक्रमांक, खंड व पृष्ठ

4246/2024

(12) बाजारभावाप्रमाणे मुद्रांक

660000

शुल्क

(13) बाजारभावाप्रमाणे नोंदणी

30000

शुल्क

4) शेरा

पं.नासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

THE SUB

Deface Number	Deface Date
8850737202324	05/03/2024
53212447D	05/03/2024
737202324	05/03/2024

05 March 2024, 02:59:24 PM
पवल3

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - बांधीव)

Valuation ID 202403055767

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
तालुक्याचे नांव पनवेल
गांवाचे नांव भोकरपाडा
क्षेत्राचे नांव Rural

सर्व्हे नंबर / न. भू. क्रमांक :

मोजमापनाचे एकक
चौ. मीटर

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
खुली जमीन निवासी सदनिका
4750 56700

औद्योगिक

दुकाने

कार्यालय

बांधीव क्षेत्राची माहिती
मिळकतीचे क्षेत्र 121.11 चौ. मीटर मिळकतीचा वापर- निवासी सदनिका
बांधकामाचे वर्गीकरण- 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे
उद्वहन सुविधा- आहे मजला - 21st and Above

पवल 3
मिळकतीचा प्रकार
मूल्यदर/बांधकामाचा दर-
8286 2028
9/46
बांधीव
Rs.4750/-

Sale Type - First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

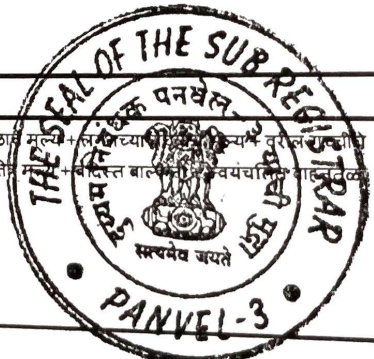
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((56700-4750) * (100 / 100)) + 4750)
= Rs.56700/-

मजला निहाय घट/वाढ = 1.1 of 56700 = Rs.62370/-
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 62370 * 121.11
= Rs.7553630.7/-
C) बंदिस्त वाहन तळाचे क्षेत्र 13.94 चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.94 * (56700 * 25/100)
= Rs.197599.5/-

Applicable Rules : 3,18,19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्राचे मूल्य + बंदिस्त बांधकामाचे मूल्य + बांधकामाचे मूल्य
= A + B + C + D + E + F + G + H + I + J
= 7553630.7 + 0 + 197599.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.7751230/-
= सत्याहत्तर लाख एककावन्न हजार दोन शें तीस /-





CHALLAN
MTR Form Number-6



GRN	MH016759884202324E	BARCODE			Date	05/03/2024-14:48:07	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)	AEUPV2024B			
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR			Full Name	ARCHANA VERMA AND OTHER ONE			
Location	RAIGAD			Flat/Block No.	FLAT NO. 2804, ON 28TH FLOOR, AURA			
Year	2023-2024 One Time			Premises/Building	BUILDING			
Account Head Details	Amount In Rs.		<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p style="font-size: 24px; margin: 0;">प व ल - ३</p> <p style="font-size: 18px; margin: 0;">SURVEY NO. 59 AND OTHER VILLAGE</p> <p style="font-size: 18px; margin: 0;">BHOYARDA</p> <p style="font-size: 18px; margin: 0;">TALUKA PANVEL DIST RAIGAD</p> <p style="font-size: 24px; margin: 0;">219E</p> </div>					
0030046401 Stamp Duty	660000.00							
0030063301 Registration Fee	30000.00							
			Road/Street					
			Area/Locality					
			Town/City/District					
			PIN	4 1 0 2 0 6				
			Remarks (If Any)	PAN2=ARKPM5084D-SecondPartyName=RAJESH MADHANI AND OTHER ONE-				
Total	6,90,000.00		Amount In Words	Six Lakh Ninety Thousand and 00/100				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	6910333201400571282856992176			
Cheque/DD No			Bank Date	RBI Date	05/03/2024-14:48:07			
Name of Bank			Bank-Branch	IDBI BANK				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				



Department ID
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8268882488
संदर्भ चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Arch Verma

6/92

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Panvel this 05th day of MARCH in the Christian Year Two Thousand Twenty Four (2024).

BETWEEN

MR. RAJESH MADHANI (PAN: ARKPM5084D) & MS. ANITA MADHANI (PAN: ARLPM9860G), Adults & Non Resident Indians, having address at, **78 Ravencroft Avenue, Wembley, HA9 9TG, London, U.K.** hereinafter referred to as the "**THE SELLERS**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) of the **FIRST PART**;

AND

MS. ARCHANA VERMA (PAN: AEUPV2024B) & MR. ANKUR SRIVASTAVA (PAN: CSXPS9425G), Adults & Resident Indians, having address at, **27 Ajaynagar Kamta, Chinhat, Lucknow PO Chinhat, Dist. Lucknow Uttar Pradesh**, hereinafter referred to as "**THE PURCHASERS**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assignees) of the **SECOND PART**;



Archana Verma

Ankur Srivastava

Am Am

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8286 2078
K. Y. G.

Page No.:

WHEREAS the "THE SELLERS" are the lawful owners and are seized and possessed of and well and sufficiently entitled to the rights, title and interest in respect of Flat No. 2804, admeasuring 1086 sq.ft. carpet area on 28th Floor in "AURA" Building constructed on some portion of land bearing Survey Nos. 59, 57/1, 57/2, 57/3B, 58/1A, 58/1B and 58/2, situated at Hiranandani Fortune City, Village-Bhokarpada, Taluka Panvel, District Raigad with one covered car parking hereinafter for the sake of brevity referred to as "THE SAID FLAT" (more particularly described in the schedule written hereunder).

(A) By an Agreement for Sale dated 19th October 2011, registered with the Office of the Sub-Registrar of Assurances Panvel No - 1, under serial number P-3434-2011 made and entered BETWEEN SUNNIVIS REALTORS PRIVATE LIMITED, a company incorporated under the companies Act, 1956 and having its registered office at 514, Dalamal Towers, 211, Free Press Journal Marg, Nariman Point, Mumbai 400 021, therein referred to as "THE DEVELOPER" of the one part; AND MR. RAJESH MADHANI & MS. ANITA MADHANI "THE SELLERS" herein, therein referred to as "THE ALLOTTEE" of the other part, "THE SELLERS" purchased "THE SAID FLAT";



(B) "THE SELLERS" had paid Rs. 3,81,000/- (Rupees Three Lakhs Eighty One Thousand Only) as stamp duty in respect

Archana Vexms

Ankur Sivarkar

Rm Am

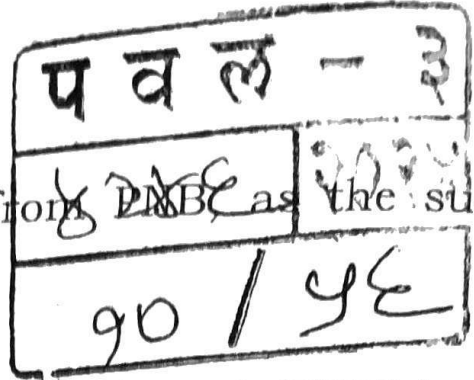
of "THE SAID FLAT" under the said agreement for sale and acquired "THE SAID FLAT" on ownership basis, more particularly described in first schedule, on such terms and conditions recorded in the said agreement for sale.

(C) Pursuant to the e-Auction sale notice dated **19th August 2014** published in Hindustan Times on **20th August, 2014**, Punjab National Bank (PNB) conducted e-Auction of its secured assets/property, which was mortgaged to Punjab National Bank (PNB) by **SUNNY VISTA REALTORS PRIVATE LIMITED**, under the provision of the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFESI ACT)** and Rules made thereunder. **Persipina Developers Private Limited** purchased the said secured assets/property from PNB on **24th September, 2014 under e-Auction** and acquired the subject land (more particularly described in the schedule written hereunder) with all its buildings/structures thereon, developed by **SUNNY VISTA REALTORS PRIVATE LIMITED**, for which it had obtained the required permission, sanctions, approvals from the concerned authorities including from MIDC (for the sake of brevity as referred in the Original Agreement for Sale as **the "Developer"**).



(D) **Punjab National Bank (PNB)** issued a letter dated **28th September, 2014** acknowledging and confirming the purchase of the secured assets/property by **Persipina**

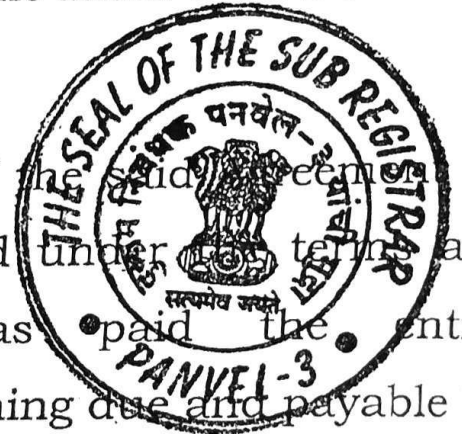
Developers Private Limited, from PNB as the successful bidder under the said e-Auction.



(E) Pursuant to the sale, **Punjab National Bank (PNB)** issued the **Sale Certificate** dated **30th October 2014** in favour of **Persipina Developers Private Limited** conveying the title of property, as advertised, in the project (Land along with the structures therein).

(F) Thus, **Persipina Developers Private Limited** stepped in place of erstwhile Developer **Sunny Vista Realtors Pvt. Ltd.** and completed construction/Development and complied with all the formalities under the Agreement dated **31st December 2012**.

(G) **"THE SELLERS"** herein by virtue of the said Agreement for Sale dated **19th October 2011** and under its terms and conditions stipulated therein has paid the entire consideration thereof and there is nothing due and payable by **"THE SELLERS"** to **SUNNY VISTA REALTORS PRIVATE LIMITED / Persipina Developers Private Limited**.



(H) **"THE SELLERS"** herein by virtue of the **above said Agreement for Sale** dated **19th October 2011** and under the terms and conditions stipulated therein have paid the entire consideration thereof and there is nothing due and payable by **"THE SELLERS"** herein by virtue of the **above said Agreement for Sale** dated **19th October 2011**

Verna

Ankur Dinkar

A.M

RGD/PWL/HSG(TC)/4884/2021-2022/ Year 2022
8th February 2022 hereinafter referred to as
SOCIETY". The share certificate of the **"THE SAID FLAT"**
not issued.

प व ल -
8286 2022
92 to 2022

NOW THIS AGREEMENT
BY AND BETWEEN

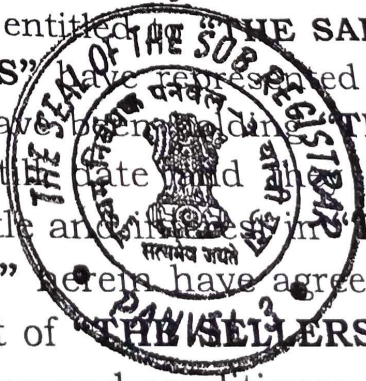
(M) **WHEREAS** no person/s other than **"THE SELLERS"** have
any claim, share, right, title or interest in any portion of **"THE
SAID FLAT"**.

1. **"THE SELLERS"**
rights, title and interest
the benefit of
consideration
Crore Ten Lacs
to **"THE SELLERS"**
below;

(N) **WHEREAS** **"THE SAID FLAT"** is free from any other kind of
litigation, claim or dispute of any kind or any court case or
legal issues pertaining to ownership of **"THE SAID FLAT"**.

a. **"THE SELLERS"**
11
c

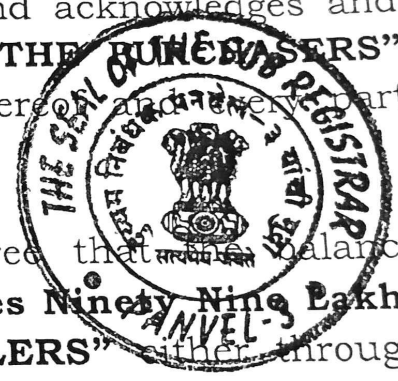
AND **WHEREAS** **"THE SELLERS"** are absolutely seized and
possessed off and well and sufficiently entitled to **"THE SAID
FLAT"** AND **WHEREAS** **"THE SELLERS"** have represented to
the **"THE PURCHASERS"** that they have obtained title to **"THE
SAID FLAT"** as stated hereinabove the date and time they are
desirous of disposing off their rights, title and interest in **"THE
SAID FLAT"** and **"THE PURCHASERS"** herein have agreed to
acquire all the rights, title and interest of **"THE SELLERS"** in
"THE SAID FLAT" on the following terms and conditions:-



प व ल - ३
४२४६ २०२४

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

1. **"THE SELLERS"** hereby agree to sell and transfer all their rights, title and interest that they hold in **"THE SAID FLAT"** to the benefit of **"THE PURCHASERS"** herein, for a total consideration amount of **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)** to be payable by **"THE PURCHASERS"** to **"THE SELLERS"** as more particularly mentioned herein below;
 - a. **"THE PURCHASERS"** have paid an amount of **Rs. 11,00,000/- (Rupees Eleven Lakhs Only)** out of the total consideration amount of **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)** (payment and receipt whereof **"THE SELLERS"** hereby admits and acknowledges and acquits, releases and discharges **"THE PURCHASERS"** from the payment and receipt thereof and hereby report thereof).
 - b. **"THE PURCHASERS"** hereby agree that the balance amount of **Rs. 99,00,000/- (Rupees Ninety Nine Lakhs Only)** will be paid to **"THE SELLERS"** either through Home Loan availed from the Bank or by **"THE PURCHASERS"** themselves or Jointly by the Bank and **"THE PURCHASERS"**.
 - c. Out of the total consideration of **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)** **"THE PURCHASERS"** will pay an amount of **Rs. 26,31,200/- (Rupees Twenty Six Lakhs Thirty One Thousand Two Hundred Only)** as **TDS U/S 195**, to the Income Tax department. The payment receipt of the same will be handed over to the **"THE SELLERS"**. Such deduction and



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payment of TDS amount to the Income Tax Department aforesaid, shall form part of the total consideration of this Agreement.

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2. "Upon receipt of the full consideration of Rupees One Crore Ten Lakhs Only under this agreement, **"THE PURCHASERS"** shall be entitled to the entire benefit of **"THE SAID FLAT"** and **"THE SELLERS"** shall handover the vacant and peaceful possession of **"THE SAID FLAT"** to **"THE PURCHASERS"**.
3. **"THE SELLERS"** have represented to **"THE PURCHASERS"** and hereby declare that:

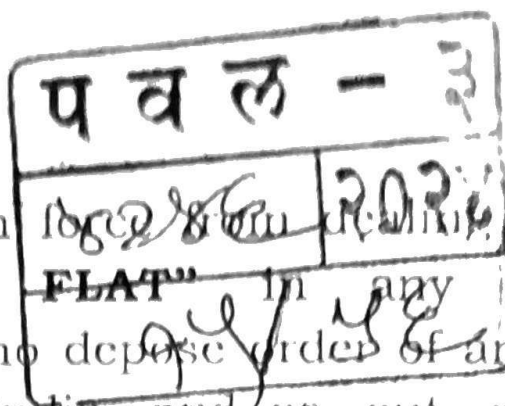
- a. **"THE SAID FLAT"** is free from all encumbrances of whatsoever nature.
- b. Notwithstanding anything contained in any deed, matter or thing of whatsoever nature done by **"THE SELLERS"** or any person or persons lawfully or equitably claiming by, from, through or in trust for them have created any defects in the title of **"THE SAID FLAT"** in whatsoever nature and **"THE SELLERS"** have full right, power and absolute authority to sell and/or transfer to **"THE PURCHASERS"** **"THE SAID FLAT"** and all their rights, title and interest in **"THE SAID FLAT"** and that **"THE SELLERS"** have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of, **"THE SAID FLAT"** by them may be rendered illegal and/or unauthorized for any reason or on any account.
- c. **"THE SELLERS"** are not restrained under Income Tax Act, Gift Tax Act, Estate Duty or any other statute or



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law for the time being in force with or disposing **"THE SAID FLAT"** in any manner whatsoever and there is no deposit order of any court having jurisdiction in India and/or out of India restraining **"THE SELLERS"** from transferring **"THE SAID FLAT"** to **"THE PURCHASERS"** and there are no proceedings in that behalf nor is any case pending before any Court in respect of **"THE SAID FLAT"**.

- d. **"THE SELLERS"** shall pay all the outstanding dues such as Electricity bills, Telephone bills, Internet bills and other out standings of whatever nature payable in respect of **"THE SAID FLAT"** till the date of actual handing over the possession of **"THE SAID FLAT"** to **"THE PURCHASERS"** herein.
- e. **"THE SELLERS"** shall pay all maintenance charges to **"THE SOCIETY"** accruing from **"THE SAID FLAT"** till the date of actual handing over the possession of **"THE SAID FLAT"** to the **"THE PURCHASERS"** herein.
- f. **"THE SELLERS"** have paid and discharged all remaining outgoings, one-time club house membership charges, maintenance charges, taxes, fees and other outgoings in respect of **"THE SAID FLAT"** and there are no pending claims against **"THE SAID FLAT"**.
- g. **"THE SELLERS"** further undertake and agree to forthwith answer any call or query that may be raised in future concerning to **"THE SAID FLAT"** and execute all such papers, documents, deeds etc., as may be deemed necessary or expedient by **"THE PURCHASERS"**, without any premium or fees except actual expenses incurred.



h. Prior to the execution of this Agreement, the **SELLERS** have not entered into any Agreement for Sale or otherwise for transferring their rights, title and interest in respect of **"THE SAID FLAT"** to any third party.

i. There are no proceedings pending in any court of law or other Authorities of Government, concerning, touching or affecting **"THE SAID FLAT"**.

j. **"THE SELLERS"** have not taken or accepted any earnest money from any third party in respect of **"THE SAID FLAT"**.

k. Relying upon the aforesaid declarations and representation of **"THE SELLERS"** and believing the same to be true and correct **"THE PURCHASERS"** have agreed to purchase **"THE SAID FLAT"**.

4. The sale shall be completed on receipt of the entire consideration by **"THE SELLERS"** from **"THE PURCHASERS"** against **"THE SELLERS"** handing over vacant and peaceful possession of **"THE SAID FLAT"** to **"THE PURCHASERS"**.

5. This transaction shall be completed by the parties hereto within **30 days** from the date of receipt of the Mortgage NOC from the Society. A maximum of another one month will be extended subject to the condition that a penal interest of 18% (Per Annum) will be added to the balance receivable amount out of the total agreed consideration amount of **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)**. After receiving the total agreed consideration amount of **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only)** **"THE SELLERS"** should hand over **"THE SAID FLAT"** and its rights to **"THE PURCHASERS"** in all respects on the same day. In case of delay in this handover by the **"THE SELLERS"**, they will be liable for penal

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interest of 18% (Per Annum) on the ~~total agreed~~ consideration till the date of handover. It is agreed by and between **"THE SELLERS"** and **"THE PURCHASERS"** ~~that both of them~~ shall cooperate with each other and also agree for making any further or other application to **"THE SOCIETY"** for the transfer of **"THE SAID FLAT"** in favor of **"THE PURCHASERS"**.

6. **"THE SELLERS"** hereby agrees to sign, endorse and undertake at all times hereafter to execute any deed or writing as well as procure all other papers and documents as may be required by **"THE PURCHASERS"** for transferring **"THE SAID FLAT"** and shares along with all rights, title and interest thereto in the name of **"THE PURCHASERS"** in pursuance to this Agreement.

7. **"THE SELLERS"** hereby covenant with **"THE PURCHASERS"** that **"THE SAID FLAT"** hereby sold is free from all encumbrances of any nature whatsoever and **"THE SELLERS"** have full and absolute power and authority to transfer and deliver possession of **"THE SAID FLAT"** to **"THE PURCHASERS"**. No other person/s or party/parties have any right, title, interest, propriety, claim or demand over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, inheritance and lease/tenancy or lien or otherwise however over **"THE SAID FLAT"**.

8. **"THE SELLERS"** hereby further declare and state and hereby undertake to indemnify and keep indemnified **"THE PURCHASERS"** against all demands, claims, proceedings, costs and expenses arising from any third person and/or persons relating to **"THE SAID FLAT"** upto the date of handing over the possession of **"THE SAID FLAT"** to **"THE PURCHASERS"**.



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- iii) **"THE SELLERS"** hereby agree and undertake not to deal with **"THE SAID FLAT"** in any manner whatsoever or to create any right therein hereinafter.
- iv) **"THE PURCHASERS"** shall be entitled to the benefit of credit balances and payments made by **"THE SELLERS"** to **"THE SOCIETY"** including deposits and sinking fund etc. from the date hereto.
- v) **"THE SELLERS"** will execute the necessary instruments for transfer of **"THE SAID FLAT"** and to lodge the same with **"THE SOCIETY"**.
- vi) **"THE PURCHASERS"** shall be entitled to have and to hold **"THE SAID FLAT"** and shares unto and to the use and benefit of **"THE PURCHASERS"** and their respective heir/s, executor/s, administrators/s, without any claim, charge, interest or liability of the persons claiming by, from, under or through the trust for **"THE SELLERS"**.

13. As required by the Income Tax (Sixteenth Amendment) Rules, 1998.

(A) **"THE SELLERS"** state that they have assessed to Income Tax and the Permanent Account Number allotted to them is;

R. Madhani

MR. RAJESH MADHANI (PAN: AJEPH2854E),

ARKPM5084D

A. Madhani

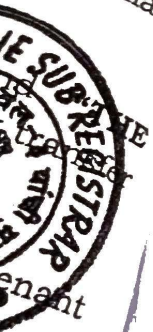
MS. ANITA MADHANI (PAN: AJEPH2860C).

ARLPM9860G

For Am

Archana Verma

Ankur Inamban



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... will indemnify and ...
... of, from and ...
... including costs, ...
... that may be charged ...
... "THE PURCHASERS" by reason ...
... any of the above ...
... are false or incorrect.

"THE SELLERS" and "THE PURCHASERS" shall be liable to pay duty on this ... charges in ... paid by "THE PURCHASERS" shall not be liable ...

development of Non-Processing Area to be used for
development by construction of residential buildings under

HEREU
HAND
WRIT

Phase 1)

All that piece and parcels of land bearing Survey Nos. 30/2(part), 30/2(part), 30/1B, 24/1A, 25/3(part), 29/4(part), 28/2, 28/1, 61/1(part), 62(part), 68(part), 69(part), 74/4B(part), 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2, 57/2A(part) and 57/1 situated in Village Bhokarpada, Taluka Parnvel, and District Raigad.

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२२/५६	

SCHEDULE OF BUILDING

Building name "**AURA**" constructed on some portion of Land bearing Survey Nos. 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2 situated in Village Bhokarpada, Taluka Parnvel, District Raigad.



THE SCHEDULE ABOVE REFERRED

(description of the "THE SAID FLAT")

2.5 BHK Apartment No. **2804**, on **28th** Floor of the building "**AURA**" admeasuring **1086 sq. ft.** carpet area, constructed on the above mentioned project land bearing Survey No. 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2 situated in the project named as Hiranandani Fortune City in Village - Bhokarpada, Taluka Parnvel, District Raigad with one covered car parking.

IN WITNESSETH WHEREOF THE PARTIES HEREIN HAVE

Shana Verma

Ankur Chavhan

Ran Am

HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY, MONTH & YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED By the within named "THE SELLERS",



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४२४६	२०२४
- २३/४६	

Signature: Rajesh Madhani
MR. RAJESH MADHANI

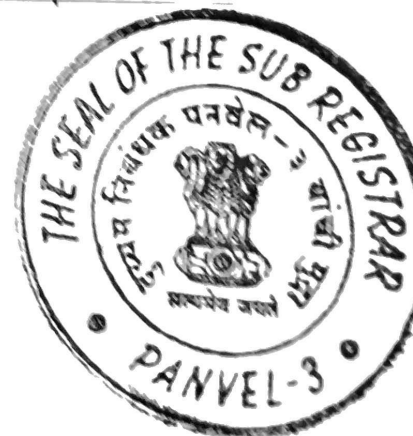


Signature: Anita Madhani
MS. ANITA MADHANI

Witnesses

(1) Dharmendra V. Desai

(2) [Signature]



SIGNED, SEALED AND DELIVERED By the within-named "THE SELLERS",

Rajesh Madhani

BUYERS",



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२४ / ४६	



L.H.T.

Signature: Archana Verma

MS. ARCHANA VERMA



L.H.T.

Signature: Ankur Srivastava

MR. ANKUR SRIVASTAVA



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SRIVASTAVA
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1,10

Witnesses

(1)

(2)



दस्तावेजांक व वर्ष: 13422/2011

Wednesday, October 19, 2011

11:40:28 PM

दुय्यम निबंधक: पनवेल १

नोंदणी ९३ न

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : भोकरपाडा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 6,635,840.00
बा.भा. रू. 2,451,500.00

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

(1) वर्णन: विभाग नं.7, दर रू 17600/- प्रती चौ.मी. **सदनिका क्र 2804, 28 वा मजला, औरा, स.नं. 30/2 (पार्ट),30/1बी (पार्ट), 24/1अ, 25/3 (पार्ट), 29/4 (पार्ट),28/3, 28/2, 28/1, 61/1 (पार्ट),62 (पार्ट),68 (पार्ट),69 (पार्ट),74/4 बी(पार्ट),59/1 ,57/1,57/2 ,57/3बी, 58 /1ए, 58/1बी, 58/2, 54/2अ (पार्ट), 57/4 ,भोकरपाडा, ता.पनवेल, जि. रायगड *** 1086 चौ.फुट कारपेट+कार पार्किंग स्पेस पौडीयम

(3) क्षेत्रफल

(4) कारणी किंवा जुळी देण्यात येतील तेव्हा

(1)

(5) दस्तऐवज करून घेण्या-या पत्रकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादीचे नाव व संपूर्ण पत्ता

(1) सनी व्हीस्ता रियल्टर्स प्रा.लि.तर्फे अंधो सिग्नेटरी शामसुंदर धानूका तर्फे कु.मु.म्हणून प्रकाश साळवी - घर/फ्लॉट नं: मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पत्रकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) राजेश मधानी हे स्वतःकरीता व अनिता मधानी तर्फे कुमु - -; घर/फ्लॉट नं: नरीमन पॉईट , मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 18/10/2011

(8) नोंदणीचा 18/10/2011

(9) शुक्रमांक, रजिड व पृष्ठ 13422 /2011

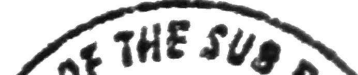
(10) शुक्रमाणाचा शुल्क रू 980758.40

(11) नोंदणीचा शुल्क रू 30000.00

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सह दुय्यम निबंधक, वर्ग-२
(पनवेल १)



AXIS TRUSTEE

ATS/CO/17-18/2222
AUG 24, 2017

To,
Rajesh Madhavi

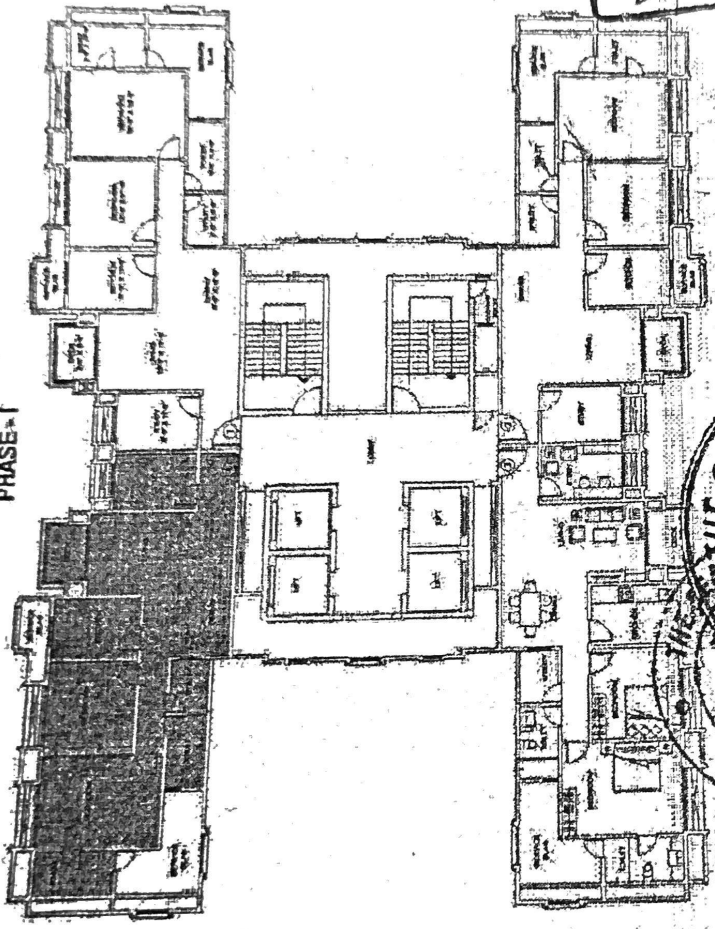
Dear Sir/Madam

Subj: Service
Development

We write
to inform
you that
the proposed
development
has been
approved.

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828E	2022
2L/18E	

AURA
PHASE-I



Archana Vesimg

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for

प व ल	
828E	2022

FLAT NO: 82804
LEVEL: 2L/18E
WING: 18E
CARPET AREA: 1086

R

Persipina Developers Pvt. Ltd.

Corporate Office: 11th Floor, Alpha Building, Main Street, Hiranandani Business Park, Powai, Mumbai - 400 076, India. Tel.: +91 22 2576 3705 Fax: +91 22 2570 8455

Date: 19th Jan 2021

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४२४६ २०२४
३९ / ३६

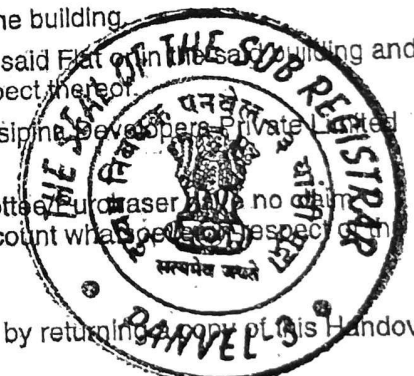
To,
RAJESH MADHANI, ANITA MADHANI

Address : No. 78, Ravenscroft Avenue, Wembley, London UNITED KINGDOM HA9 9TG

Dear Sir / Madam,

Subject: Handing over of Flat bearing No. 2804 in the Building "Aura" at "Hiranandani Fortune City" Panvel (hereinafter referred to as "the said Flat")

1. The building has been constructed in accordance with the building plans sanctioned by MIDC, subject to such changes as were necessary as per the statutory requirement.
2. We would request you to acknowledge that you have inspected the said flat and you are fully satisfied that :
 - (i) The building has been constructed in accordance with the building plans sanctioned by MIDC, subject to such changes as were necessary.
 - (ii) The materials used for construction of the Flat, the lifts, plumbing, drainage, sewage, sanitary, electrical, water, connections and fittings, along with all other utilities and amenities provided in the said Flat are of good quality/ workmanship and in good working condition as agreed.
 - (iii) There is no dampness, seepage or water logging in the said Flat or the building.
 - (iv) There are no defects either in the materials or in workmanship in the said Flat or in the said building and you have no complaint or grievance of any nature whatsoever in respect thereof.
 - (v) There are no pending or future claims or liability or issue against Persipina Developers Private Limited for any reasons whatsoever in nature.
 - (vi) The Allottee/ Purchaser confirm, agrees and undertakes that the Allottee/ Purchaser have no claim whatsoever against Persipina Developers Private Limited on any account whatsoever in respect of the said Flat.



Please do acknowledge the fact of having received the handover of the said Flat by returning a copy of this Handover Letter duly signed by you.

Congratulations on taking peaceful handover of your dream home and we welcome you to Hiranandani Fortune City, Panvel.

Thanking you.

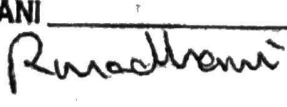

Yours Faithfully,

For Persipina Developers Pvt Ltd.


Authorised Signatory

I agree and confirm the above having received the physical and peaceful handover and the keys of my Flat.

RAJESH MADHANI, ANITA MADHANI

 / 

भारत का राजपत्र The Gazette of India



असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित
PUBLISHED BY AUTHORITY

सं. 952]
No. 952]

नई दिल्ली, बृहस्पतिवार, अप्रैल 21, 2016/वैसाख 1, 1938
NEW DELHI, THURSDAY, APRIL 21, 2016/VAISAKHA 1, 1938

वाणिज्य एवं उद्योग मंत्रालय

(वाणिज्य विभाग)

अधिसूचना

नई दिल्ली, 6 अप्रैल, 2016



का.आ. 1463(अ).—अधिसूचना सं. का.आ. 514(अ), दिनांक 19 फरवरी, 2009, जिसका संदर्भ में सन 2009 में निम्नलिखित प्राइवेट लिमिटेड द्वारा महाराष्ट्र राज्य में तलेगाँव तथा पनशिल ग्राम, तालुका-खालापूर और ग्राम भोकरपाडा, तालुक पनवेल, रायगड जिला में एक क्षेत्र विशिष्ट विशेष आर्थिक जोन से है, में डवलपर का नाम "मै. सनी विस्टा रियल्टर्स प्राइवेट लिमिटेड" की बजाय "मै. पर्सिपीना डवलपर्स प्राइवेट लिमिटेड" पढ़ा जाए।

[फा. सं. एफ 2/284/2006-एसईजेड]
डॉ. गुरुप्रसाद महापात्र, संयुक्त सचिव

MINISTRY OF COMMERCE AND INDUSTRY

(Department of Commerce)

NOTIFICATION

New Delhi, the 6th April, 2016

S.O. 1463(E).—In the Notification bearing number S.O. 514(E), dated 19th February, 2009 of Sector Specific SEZ for services sector at villages Talegaon and Panshil, Taluka-Khalapur and Village-Bhokarpada, Taluka-Panvel in the District Raigad in the State of Maharashtra by M/s. Sunny Vista Realtors Private Limited, the name of the developer may be read as, "M/s. Persipina Developers Pvt. Ltd" instead of "M/s. Sunny Vista Realtors Private Limited".

[F. No. F.2/284/2006-SEZ]

DR. GURUPRASAD MOHAPATRA, Jt. Secy.

भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 952]

No 952]

नई दिल्ली, बुधस्वतिवार, अप्रैल 21, 2016/वैसाख 1, 1938
NEW DELHI, THURSDAY, APRIL 21, 2016/VAISAKHA 1, 1938

वाणिज्य एवं उद्योग मंत्रालय

(वाणिज्य विभाग)

अधिसूचना

नई दिल्ली, 6 अप्रैल, 2016

का.आ. 1463(अ).—अधिसूचना सं. का.आ. 514(अ), दिनांक 19 फरवरी, 2009, जिसका संदर्भ में सनी विस्टा रियल्टर्स प्राइवेट लिमिटेड द्वारा महाराष्ट्र राज्य में तलेगाँव तथा पनशिल ग्राम, तालुका-खालापूर और ग्राम भोकरपाडा, तालुक पनवेल, रायगढ़ जिले में एक क्षेत्र विशिष्ट विशेष आर्थिक जोन से है, में डवलपर का नाम “मै. सनी विस्टा रियल्टर्स प्राइवेट लिमिटेड” की बजाय “मै. पर्सिपीना डवलपर्स प्राइवेट लिमिटेड” पढ़ा जाए।

[फा. सं. एफ 2/284/2006-एसईजेड]

डॉ. गुरुप्रसाद महापात्र, संयुक्त सचिव

MINISTRY OF COMMERCE AND INDUSTRY

(Department of Commerce)

NOTIFICATION

New Delhi, the 6th April, 2016

S.O. 1463(E).— In the Notification bearing number S.O. 514(E), dated 19th February, 2009 of Sector Specific SEZ for services sector at villages Talegaon and Panshil, Taluka-Khalapur and Village-Bhokarpada, Taluka-Panvel in the District Raigad in the State of Maharashtra by M/s. Sunny Vista Realtors Private Limited, the name of the developer may be read as, “M/s. Persipina Developers Pvt. Ltd” instead of “M/s. Sunny Vista Realtors Private Limited”.

[F. No. F.2/284/2006-SEZ]

DR. GURUPRASAD MOHAPATRA, Jt. Secy.

1901 GI/2016

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and Published by the Controller of Publications, Delhi-110054.

LIMITED

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Officer, MIDC, Thane Region-1, Office Complex Building, 1st Floor, Near Wagle Estate Octrol Check Naka, Thane-400 604

MIDC

No. MIDC/RO/Thane-1/OC/ 3360 /2019

प व ल Date: 07-2019
828E 2028
33/3E

OCCUPANCY CERTIFICATE

To,
M/s Persipina Developers,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-80.



Sub: Issue of Occupancy Certificate for 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt in Non Processing Zone of notified Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part in at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad.

- Reference:-
1. Revised Plan approval letter no MIDC/ROT-1/BPA/1191/2018 dt 28.03.2018
 2. Applicant letter no PDPL/PL-SEZ/MIDC/102-109/2019 dt 01.03.2019
 3. Applicant letter no PDPL/PL-SEZ/MIDC/127/2019 dt 24.06.2019
 4. Final Fire NOC no MIDC/Final C02440 dt 19.06.2019

Dear Sir,

This is to certify that, the development work of 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt having total built up area- 103011.79 sq. m. in Non Processing Zone of notified Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad. is completed as per amended approval letter no MIDC/ROT-1/BPA/1191/2018 dt.28.03.2018 and as per details mentioned in Annexure 'A'



The said work completed under the supervision of M/s. Design Centre, Mumbai. Architect Gunisha Sethi Sanyal (License No CA 2014 63903 valid up to 31/12/2025) and is permitted to be occupied on following grounds:

1. All precautionary measures shall be taken to ensure public safety and health safety at your own risk and cost.
2. Provision of required Water Supply at your own risk and cost.
3. Provision of required Power Supply at your own risk and cost.
4. Provision of internet connectivity of sufficient bandwidth at your own risk and cost.
5. As per undertakings submitted, NOC from Civil Aviation Authority to be submitted.

Thanking you,

Yours Faithfully,
Sadanand S

Encl:



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Regional Officer, MIDC, Thane Region-1, Office Complex Building, 1st Floor, Near Wagle
Estate Octrol Check Naka, Thane-400 604

MIDC

No. MIDC/RO/Thane-1/OC/ 3360 /2019

प व ल	Date: 13-07-2019
828E	2028
33/3E	

To,
M/s Persipina Developers,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-80.

Sub: Issue of Occupancy Certificate for 9 Residential buildings i.e. Atlas, Minerva, Aurora, Aura, Argus, Clio, Mellona, Helios, Hermes and Shopping Retail 'A' alongwith Podium P1, P2 and Stilt in Non Processing Zone of notified Sector Specified SEZ on Plot/Survey no 57/4, 58/1A part, 57/3B, 57/2 Part, 58/1B Part, 57/1, 59/0 Part in at Village Bhokarpada (Taluka-Panvel), Village Talegaon, Panshil (Taluka-Khalapur) in District Raigad.

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The said work completed under the supervision of M/s. Design Centre, Mumbai. Architect Gunisha Sethi Sanyal (License No. CA 2014 63903 valid up to 31/12/2029) and is permitted to be occupied on following grounds:

1. All precautionary measures shall be taken to ensure public safety and health safety at your own risk and cost.
2. Provision of required Water Supply at your own risk and cost.
3. Provision of required Power Supply at your own risk and cost.





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number
P52000000263

Project: Aura, Plot Bearing / CTS / Survey / Final Plot No.: 57/2 Part 58/1 B Part at Bhokarpada, Panvel, Raigarh,
410206;

1. Persipina Developers Private Limited having its registered office / principal place of business at Tehsil: Kurla,
District. Mumbai Suburban, Pin: 400076.

2. This registration is granted subject to the following conditions, namely:-

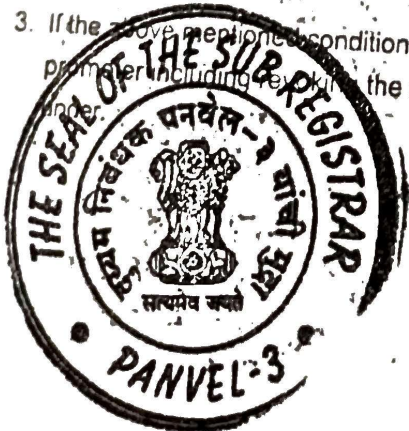
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR
The entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

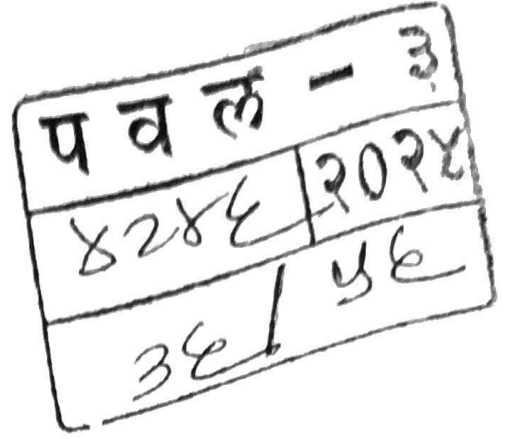
3. The Registration shall be valid for a period commencing from 10/07/2017 and ending with 29/11/2020 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there



Signature valid



Ministry of External Affairs
(CPV Division)

Room No.20, Patiala House Annexe,
Tilak Marg, New Delhi -110001

No. Q/OI/433/2/2020

November 18, 2020

OFFICE MEMORANDUM

The Hague Apostille Convention, 1961, abolishes the requirement of legalization of foreign documents for use in any member country, once an Apostille certificate (including e-Apostille) has been issued by a competent authority of the country where the document originates.

2. It has been brought to the notice of this Ministry that some institutes/organizations/establishments in India demand an apostilled document of a member country to be further attested by the Indian Mission/Post in that country. It is clarified that no further attestation or legalization of an apostilled document should be required in India as India is a member of the Hague Apostille Convention. An apostilled document should, therefore, be treated as legalized document in India by all concerned, in accordance with the international obligation under the Hague Apostille Convention.

3. Copy of a Note on "Issuing and Accepting Apostilles" is enclosed for ready reference. The full text of the Hague Apostille Convention and list of its member countries are available at <https://www.hcch.net/en/instruments/conventions/specialised-sections/apostille>.

4. To avoid unnecessary hassle caused to general public by demand of further legalization or attestation of an apostilled document, all concerned are requested to disseminate the information contained in paras 1, 2 & 3 above, among organizations/academic establishments, which are under their charge/in their jurisdiction or are affiliated with them. The information may also please be prominently displayed on the official websites.

(Devesh Uttam)

OSD(CPV)

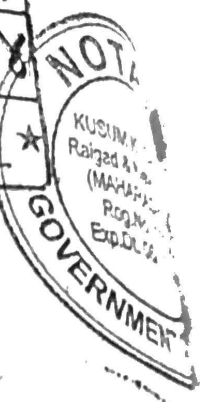
Tel: 011-23387104

E-mail: jscpv@mea.gov.in

1. Joint Secretary (P & ICC), Ministry of Education, New Delhi

2. Secretary, Department of Education and Secretary, Department of Information/Public Relations, All State and UT Governments.

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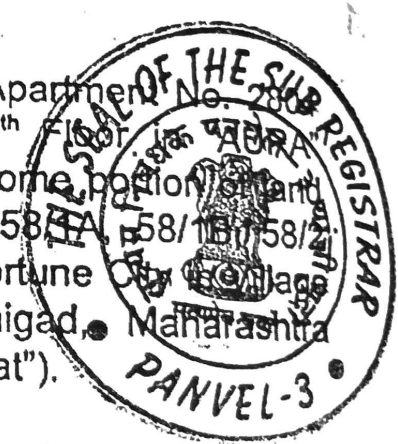
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SPECIFIC POWER OF ATTORNEY
(WITHOUT CONSIDERATION)

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, MR. RAJESH MADHANI (PAN # ARKPM5084D) & MRS. ANITA MADHANI (PAN # ARLPM9860G), both adults and Non Resident Indians, having address at 78, Ravenscroft Avenue, Wembley, United Kingdom – HA9 9TG [hereinafter referred-to as the "GRANTORS"], SEND GREETINGS;

WHEREAS:

- A. We are the owners of a residential 2.5 BHK Apartment No. 280 admeasuring 1086 sq. ft. carpet area on 28th Floor in a building along with 1 car park constructed on some portion of land bearing Survey No. 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B, 58/2 situated in the project named as Hiranandani Fortune City - Bhokarpada, Taluka Panvel, District Raigad, Maharashtra (hereinafter collectively referred to as the "said flat").
- B. It is not possible for us to travel personally to look after the affairs of the "said flat".
- C. It has therefore become necessary to appoint some fit and proper person to act as our Constituted Attorney to do all necessary acts and things mentioned herein under.



R. Madhavi
Grantor 1

A. Madhavi
Grantor 2

[Signature]
Attorney

(Signatures)

on
Commission
21/01/2024
886 007 007



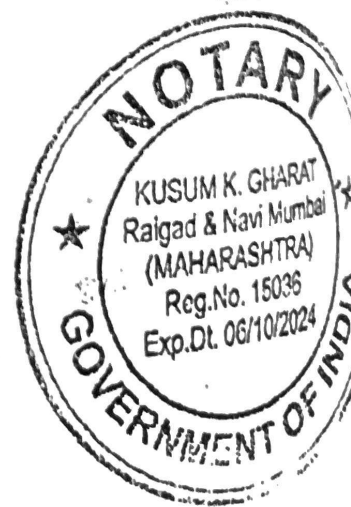
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- To Fill, Sign and Execute Society transfer forms/declarations, etc. as may be required by the society or under bye laws of the society and do all writing for appropriately transferring the membership rights and shares of the society to the Purchaser/s.
- To give possession of the "said flat" to the purchaser/s by handing over vacant possession and execute possession certificate in favour of the Purchaser/s.

AND to do all acts, deeds and things including signing any papers / documents as are necessary and incidental to the above and We do hereby for ourselves, our heirs, executors and administrators agree, declare and undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.

SCHEDULE OF THE SAID FLAT

2.5 BHK Apartment No. 2804 admeasuring 1086 sq. ft. carpet area on Floor in "AURA" building along with 1 car park constructed on some portion of land bearing Survey No. 59/1, 57/1, 57/2, 57/3B, 58/1A, 58/1B situated in the project named as Hiranandani Fortune City in Village - Bhokarpada, Taluka Panvel, District Raigad, Maharashtra.



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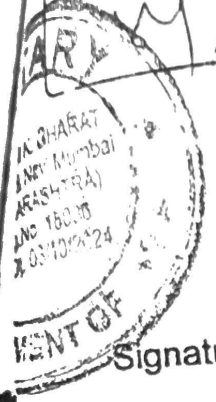
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IB REGISTRAR

on this day... (2024). IN LONDON, ENGLAND



27 of JANUARY
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५/५६



L.H.T



Signature: *Rajesh Madhani*

Name: MR. RAJESH MADHANI



L.H.T



Signature: *Anita Madhani*

Name: MRS. ANITA MADHANI

London, HA2 0DE
United Kingdom
T: 07888 007 007
E: notary@spnotary.co.uk
My Commission Expires on 29/10/2024

Witnesses -

- 1. *Meena Kumari* MEENA KUMARI HITESH SINGARA }
PASSPORT NO: 133657722
- 2. *Hitesh Parmanand* HITESH PARMANAND SINGARA }
PASSPORT NO: 531203061

146 MOLLISON WAY
EDGWARE
HA8 5PZ, MIDDX
Page No. 5