



CHALLAN
MTR Form Number-6



GRN MH015203192 202122M		BARCODE		Date	24/03/2022-10:16:48	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 BOM2_JT SUB REGISTRA MUMBAI CITY 2				PAN No.(If Applicable)	ACEPL8128Q		
Location MUMBAI				Full Name	MRS AVANTICKA VIKAS AGARWAL AND OTHER		
Year 2021-2022 One Time				Flat/Block No.	FLAT NO. B/6501, 65TH FLOOR, TRUMP TOWER		
				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	NEAR SIMANDHAR JAIN TEMPLE, PANDURANG BUDHAKAR MARG, WORLI		
0030045501 Stamp Duty		4500000.00		Area/Locality	MUMBAI		
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN	4 0 0 0 1 8		
				Remarks (If Any)	PAN2=AANPS9721K-SecondPartyName=MR. VIPUL AMRUTLAL SHAH AND OTHERS-CA=90000000		
				Amount In Words	Forty Five Lakh Thirty Thousand Rupees Only		
Total		45,30,000.00					
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	CPABNAMZE7	
Cheque/DD No.				Bank Date	RBI Date	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date			

Department ID :

Mobile No. : 9833256792

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

खदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी खदर चलन लागू नाही.

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State Bank Collect

Pre Acknowledgment Payment (PAP) Form for Payment through any SBI Branch

Branch Cop

Branch Teller: Use SCR 008765 Deposit >Fee Collection>State Bank Collect

Beneficiary/Remittance Details		Mode of Payment	Cash	Cheque/DD
State Bank MOPS Reference No. : CPABNAMZE7		Cash Notes	Amount	Rs Paise
Beneficiary	MAHARASHTRA GOVT (GRAS)	2000 x		
GRN	MH015203192202122M	500 x		
Full Name	MRS AVANTICKA VIKAS AGARWAL AND OTHER	200 x		
Amount	45,30,000 Forty Five Lakh Thirty Thousand Rupees O	100 x		
Only		50 x		
Cheque/DD No.		20 x		
Cheque/DD Date		10 x		
Drawee Bank				
Drawee Branch				
		Total Rs		

Branch Stamp

Signature of Depositor



CHALLAN
MTR Form Number-6



GRN MH015203192 202122M	BARCODE	Date 24/03/2022-10:16:48	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)	ACEPL8128Q	
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2	PAN No.(If Applicable)	MRS AVANTICKA VIKAS AGARWAL AND OTHER	
Location MUMBAI	Full Name	FLAT NO. B/6501, 65TH FLOOR, TRUMP TOWER	
Year 2021-2022 One Time	Flat/Block No.	TOWER	
Premises/Building			
Account Head Details		Amount In Rs.	
0030045501 Stamp Duty	4500000.00	Road/Street NEAR SIMANDHAR JAIN TEMPLE, PANDURANG BUDHAKAR MARG, WORLI	
0030063301 Registration Fee	30000.00	Area/Locality MUMBAI	
		Town/City/District	
		PIN 4 0 0 0 1 8	
		Remarks (If Any) PAN2=AANPS9721K-SecondPartyName=MR VIPUL AMRUTLAL SHAH AND OTHERS-CA=90000000	
Total 45,30,000.00		Amount In Words Forty Five Lakh Thirty Thousand Rupees Only	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. CPABNAMZE7
Cheque/DD No.		Bank Date	RBI Date Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	

Department ID :

Mobile No. : 9833256792

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सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



01/04/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

वस्त क्रमांक : 4662/2022

नोंदणी :

Regn:63m

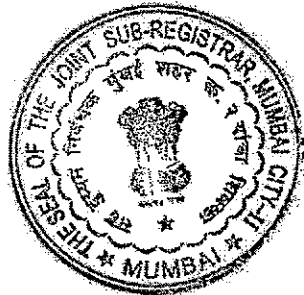
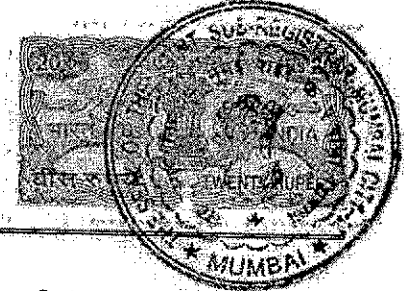
गावाचे नाव : लोअर परेल

(1) विलेखाचा प्रकार	बैरीमेंट दू सेल
(2) मोबदला	90000000
(3) बाजारभावाचा (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	67698313.23
(4) मू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: बी/6501, माळा नं: 65वा मजला, इमारतीचे नाव: ड्रम टॉवर, ब्लॉक नं: सिमंधर जैन मंदिराजवळ, पांडुरंग सुधाकर मार्ग, रोड: बरळी मुंबई 400018, इतर माहिती: सदनिका सोबत 3 कार पार्किंग आणि दसतात नमुद केल्या प्रमाणे ((C.T.S. Number : 464 ;))
(5) क्षेत्रफळ	1) 163.49 चौ.मीटर
(6) आकारणी किंवा सुची देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयरचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- विपुल अयूतलाल शाह बय:-57; पत्ता:- प्लॉट नं: 1007/बी, माळा नं:-, इमारतीचे नाव: राजा श्रीपाल नगर, ब्लॉक नं: 12/जे-मेहता रोड, नेपियतसी रोड, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-AANPS9721K 2): नाव:- विपुल शाह बय:-54; पत्ता:- प्लॉट नं: 1007/बी, माळा नं:-, इमारतीचे नाव: राजा श्रीपाल नगर, ब्लॉक नं: 12/जे-मेहता रोड, नेपियतसी रोड, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-AAYPS4009D 3): नाव:- आणम विपुल शाह बय:-27; पत्ता:- प्लॉट नं: 1007/बी, माळा नं:-, इमारतीचे नाव: राजा श्रीपाल नगर, ब्लॉक नं: 12/जे-मेहता रोड, नेपियतसी रोड, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-CHYPS1511F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अवंतिका विकास अग्रवाल बय:-40; पत्ता:- प्लॉट नं: 41/ए, माळा नं:-, इमारतीचे नाव: रॉयल एकाई-4, ब्लॉक नं: स्वामी समर्थ नगर, लोखंडवाला, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ACEPL8128Q 2): नाव:- विकास रामुरामन अग्रवाल बय:-41; पत्ता:- प्लॉट नं: 41/ए, माळा नं:-, इमारतीचे नाव: रॉयल एकाई-4, ब्लॉक नं: स्वामी समर्थ नगर, लोखंडवाला, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-ADVPA1863D
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2022
(10) वस्त नोंदणी केल्याचा दिनांक	30/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4662/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4500000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

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



सह. दुय्यम निबंधक
मुंबई शहर क्र. २

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	SRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS AVANTICKA VIKAS AGARWAL AND OTHER	eChallan	00040572022032471846	MH015203192202122M	4500000.00	SD	0007489720202122	30/03/2022
2		DHC		3003202201071	1120	RF	3003202201071D	30/03/2022
3	MRS AVANTICKA VIKAS AGARWAL AND OTHER	eChallan		MH015203192202122M	30000	RF	0007489720202122	30/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

319/4662

Wednesday, March 30, 2022

8:30 AM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 5114 दिनांक: 30/03/2022

गावाचे नाव: लोअर परेल

दस्तऐवजाचा अनुक्रमांक: बबई2-4662-2022

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: अंबतिका विकास अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 31120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:49 AM ह्या वेळेस मिळेल.

DELIVERED

सह दुय्यम निबंधक, मुंबई-2

बाजार मूल्य: रु.67698313.23 /-

मोबदला रु.90000000/-

भरलेले मुद्रांक शुल्क : रु. 4500000/-

सह. दुय्यम निबंधक

मुंबई शहर क्र. २

1) देयकाचा प्रकार: DIIC रक्कम: रु.1120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3003202201071 दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015203192202122M दिनांक: 30/03/2022

बँकेचे नाव व पत्ता:

DELIVERED

Valuation ID		20220330182		30 March 2022,07:54:22 AM	
मूल्यांकनाचे वर्ष	2021				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	12-लोअर परेल डिव्हिजन				
उप मूल्य विभाग	12/91Hभूभाग -पूर्वेस ना म जोशी मार्ग, पश्चिमेस शिवराम शेट अड्डतवार मार्ग, उत्तरेस पांडुरंग बुधकर मार्ग व दक्षिणेस गणपतराव कदम मार्ग				
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#464				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
129420	327610	374860	439100	327610	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	163.49चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण- उद्भववाहन सुविधा-	1-आर सी सी आहे	मिळकतीचे वय- मजला -	0 TO 2वर्षे 31st floor And Above	मूल्यदर/बांधकामाचा दर -	Rs.327610/-
रस्ता सन्मुख - Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 120% apply to rate= Rs.393132/-					
घसा-पानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((393132-129420) * (100 / 100)) + 129420) = Rs.393132/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 393132 * 163.49 = Rs.64273150.68/-					
B) बंदिस्त वाहन तळाचे क्षेत्र = 41.82 * (393132 * 25/100) = Rs.3425162.55/-					
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेव्हेंनाईन भाजला क्षेत्र मूल्य + सापतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + मेफिनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 64273150.68 + 0 + 0 + 0 + 3425162.55 + 0 + 0 + 0 + 0 + 0 = Rs.67698313.23/-					

Home Print



खबई - २
२०२२
९/५६

पत्र - २	
२०२२	३/४२
२०२२	

AGREEMENT OF SALE CUM TRANSFER

Vipul
Diphi. V. Shah

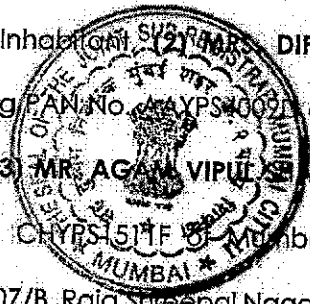
A.V.S.

THIS AGREEMENT OF SALE CUM TRANSFER is made and entered into at Mumbai this 30th day of March, 2022

Avantika Shah
Avantika

BY AND BETWEEN

(1) MR. VIPUL AMRUTLAL SHAH, aged 57 years, having PAN No. AANPS9721K of Mumbai Indian Inhabitant, (2) MR. DIPTI VIPUL SHAH, aged 54 years, having PAN No. AAAPS40091 of Mumbai Indian Inhabitant, and, (3) MR. AGAM VIPUL SHAH, aged 27 years, having PAN No. CHYPS511F of Mumbai Indian Inhabitant, all residing at 1007/B, Raja Shreepal Nagar, 12/J-Mehta Road, Nepeansea Road, Malabar Hill, Mumbai-400006 hereinafter referred to as the "THE VENDORS" (which expression shall unless it be repugnant to the context or



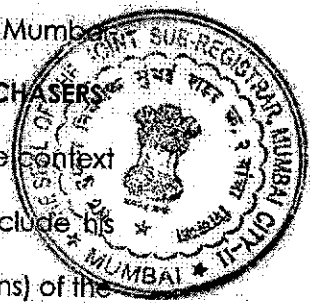
X *Vipul*
X *Diphi. V. Shah*
X *A.V.S.*

X *Avantika Shah*
Avantika

meaning thereof be deemed to mean and include their respective heirs, executors and administrators) of the **ONE PART;**

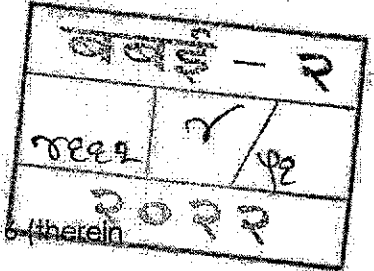
AND

(1) MRS. AVANTICKA VIKAS AGARWAL, aged 40 years, having PAN No. ACEPL8128Q and **(2) MR. VIKAS RAMURAMAN AGARWAL**, aged about 41 years, having PAN No. ADVPA1863D both residing at 41/A, Royal Accord-4, Swami Samarth Nagar, Lokhandwala, Andheri (West), Mumbai 400053 hereinafter referred to as the **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) of the



OTHER PART.

WHEREAS:



- (a) By and under an Agreement dated 1st August, 2016 (herein referred to as "Agreement to Sell") ("**Said Agreement**") executed between Jawala Real Estate Private Limited of the One Part (referred therein as "the Company") and Vendors herein (referred therein as "the Purchasers"), the company sold flat No. B/6501, a 4 BHK Apartment, admeasuring 1466 square feet of Carpet Area ("**the said flat**") inclusive of Servant's room situated adjacent to the said flat ("**the said room**") on 65th Floor of building namely "Trump Tower" ("**the said building**") situated near Simandhar Jain Temple,

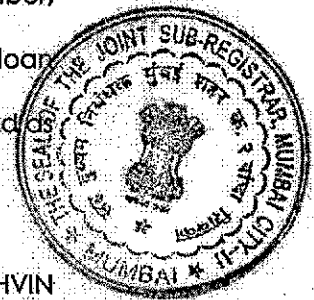
X *Dipti. V. S. L.*
X *A. V.*

X *Avantika Agarwal*
Paul

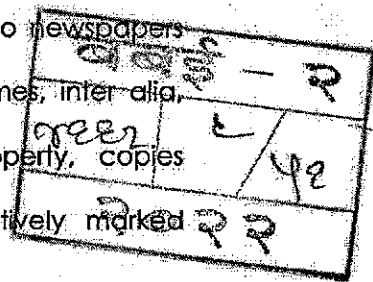
the right, title and interest of the Vendors in the **Said Property** free from all encumbrances and reasonable doubts for total consideration of Rs.9,00,00,000/- (Rs. Nine Crores only) (hereinafter referred to as "**Said Consideration**") on the terms and conditions as enumerated herein after.

(e) The Vendors had procured a housing loan of Rs. 3,20,00,000/- (Rs. Three Crores Twenty Lakhs Only) in respect of the said Flat from State Bank of India, Mumbai Central Branch under Home Loan Account No. 39145574915. The entire amount of the said Home Loan has been duly repaid by the Vendors with interest and the account stands fully closed as on 31st December, 2021. No-dues Certificate dated 31st December, 2021 issued by State Bank of India in respect of Home-loan Account No. 39145574915 is hereto annexed and marked as

Annexure-"B".



(f) Advocate Mrs. Neha Patil, (Senior Associate with ASHVIN BHALEKAR And ASSOCIATES) for the Purchasers published Public Notice dated 8th January, 2022 in two newspapers namely Times of India and Maharashtra Times, inter alia, inviting claims in respect of the Said Property, copies whereof are annexed hereto and collectively marked as Annexure-"C".



(g) No claim was received by Mrs. Neha Patil, Advocate for the Purchasers pursuant to the said Public Notice issued on behalf of the Purchasers in respect of the Said Property;

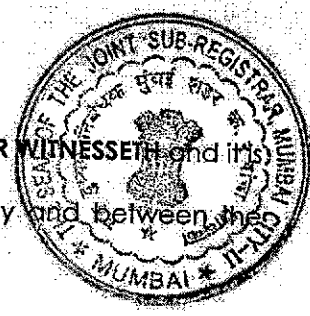
X. V. Patil
Dipr. v. Shree
A. V. Patil

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(h) Builders have issued a resale NOC dated 29th March, 2022 in favour of the Vendors in respect of Sale of the Said Property by the Vendors to the Purchasers herein. The copy of NOC is annexed hereto and marked as **Annexure-"D"**. At the time of procuring the said NOC, the Purchasers has duly paid a sum of Rs. 4,51,936 (Rs. Four Lakhs Fifty-one Thousand Nine Hundred Thirty-six only) to the Builders towards maintenance charges.

IN PURSUANCE of the said agreement and for said consideration, the Parties are executing this Agreement of Sale Cum Transfer to record the terms and conditions agreed upon by and between the Parties as enumerated hereinafter and complete the Transaction in respect of the Said Property.

NOW THIS AGREEMENT OF SALE CUM TRANSFER WITNESSETH and it is hereby agreed, confirmed and recorded by and between the parties hereto as under :-



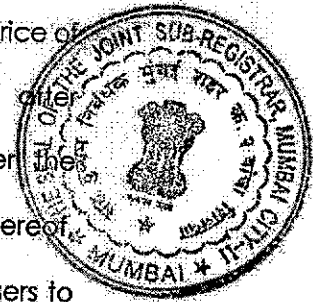
1. All the aforesaid recitals and contents of the annexures hereto shall form an integral and operative part of this Agreement of Sale Cum Transfer as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

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2. The Vendors hereby agree to sell, transfer, convey and assign and the Purchasers hereby agrees to purchase and acquire from the Vendors all and their respective rights, title and beneficial interest in the Said Property being flat No. B/6501, a 4 BHK Apartment, admeasuring 1466 square Feet of Carpet Area inclusive of Servant's room situated adjacent to the said flat on 65th Floor of building namely "Trump Tower" situated near Simandhar Jain Temple, Pandurang Budhakar Marg, Worli, Mumbai-400018 including lights, air-conditioners, wallpapers, fittings, bath-tubs, marble flooring, false-ceiling, modular-kitchen, electrical fittings, meters, WC installed in the said flat along with 3 Car Parking premises at and for a lump sum price of Rs. 9,00,00,000/-/- (Rupees Nine Crores only) after deducting therefrom 1% TDS amount as per the Income Tax Act, 1961 as amended. In view thereof the total consideration payable by the Purchasers to the Vendors is Rs. 8,91,00,000/- (Rupees Eight Crores Ninety-one Lakhs only) and which amount shall be paid by the Purchasers to the Vendors in the following manner i.e.



₹ 891,00,000/-	
₹ 1,00,00,000/-	₹ 791,00,000/-
₹ 891,00,000/-	

- (a) a sum of Rs. 1,00,00,000/-/- (Rupees One-cores only) is paid by the Purchasers to the Vendors on 21st March, 2022 vide cheque bearing number 971486 of Axis Bank Ltd, Andheri (West), Mumbai branch, being the part

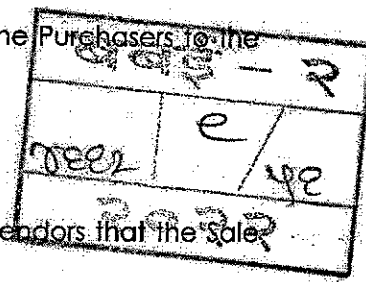
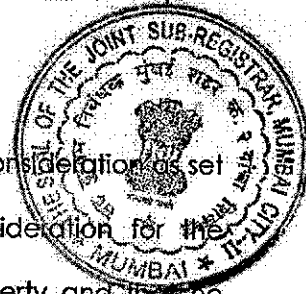
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payment towards the total consideration amount as herein mentioned (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge of and from the same and every part thereof doth forever acquit, release and discharge the Purchasers forever).

(b) the balance sum of Rs. 7, 91, 00,000/- (Rupees Seven Crores Ninety-one Lakhs only) shall be paid to the Vendors by the Purchasers through their Bank and/or Financial Institution directly to the Vendors, within a period of 20 days from the date of Registration of this presents, as the Purchasers intend to procure a loan from Bank and/or Financial Institution in respect thereof.

3. It is hereby clarified that the Said Consideration as set out in clause 2 is the only consideration for the purchase/transfer of the Said Property and that no other amounts are payable by the Purchasers to the Vendors.



4. It is hereby represented by the Vendors that the sale of the Said Property as contemplated under this Agreement also includes the right of the Purchasers to use the common areas and facilities of the Said Building as well as have the right, title and interest in the common areas and facilities of the Said Building

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A. V. [Signature]

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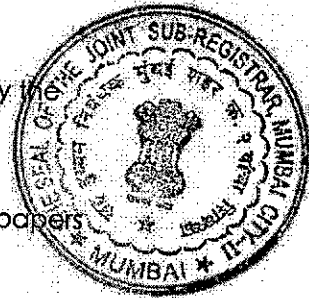
including the Said Land in proportion to area of the Said Property.

5. Simultaneously upon the execution of these presents the Vendors shall hand-over / deliver the originals of following title documents and other relevant documents in their possession to the Purchasers :-

- a) Original Agreement dated 1st August, 2016
- b) Original Letter of Allotment dated ----- for allotment of 3 parkings
- c) Original of latest Electricity Bill.
- d) Original of latest receipt for payment of Municipal Assessment Taxes.
- e) NOC dated 1st March, 2022 issued by the builder
- f) Other relevant title documents and papers regarding the Said Property.

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6. Simultaneously on payment of the balance consideration amount mentioned in clause 2(b) hereinabove, the Vendors shall handover the vacant and peaceful physical possession of the said Property to the Purchasers, free from all encumbrances, liabilities, litigations, liens, mortgages, attachments and with marketable title.

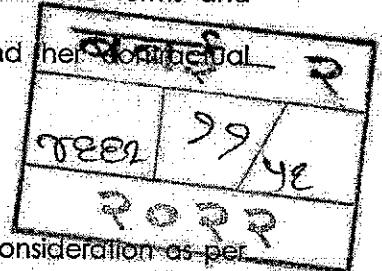
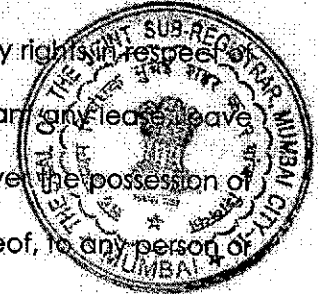
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7. The Vendors declare and confirm that upon the receipt of the balance payment under clause 2 (b) hereinabove, the Purchasers and his respective heirs, executors, administrators and assigns shall and will at all times be fully entitled to all rights, title and interest in the Said Property and shall be further entitled to use, occupy, possess and enjoy the Said Property without any hindrance, claim or demand of whatsoever nature either from the Vendors or any other person or persons lawfully or equitably claiming by/from/through/under or in trust for the Vendors.

8. The Vendors hereby undertake and covenant that they will not create any third-party rights in respect of the Said Property, nor will they grant any lease, leave and license, tenancy nor hand over the possession of the Said Property or any part thereof, to any person or persons save and except the Purchasers herein on due performance by the Purchasers on the terms and conditions of these presents and their ancillary obligations contained herein.



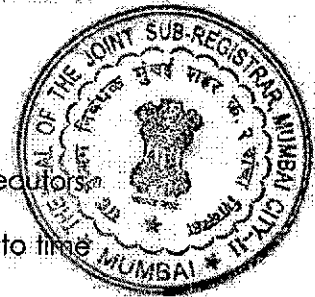
9. Upon the payment of balance consideration as per clause 2 (b) mentioned hereinabove, the Purchasers will be entitled to get the electricity bill and property tax bill transferred in respect of the electric meter and the property tax in respect of the Said Property and all

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the deposits thereof respectively, in the record of the Tata Power Company Limited Ltd., and Assessors and Collectors, MCGM department and/or any other concerned authority or authorities from the names of the Vendors to the names of the Purchasers.

10. Simultaneously upon the receipt of payment of balance consideration as mentioned in clause 2 (b) hereinabove, the Vendors hereby agree, declare and undertake to sign all such applications, documents, letters, deeds etc., as may be required for the purposes of full, final and effectual transfer of the Said Property to the names of the Purchasers herein at the cost of the Purchasers.



11. The Vendors, their respective heirs, executors, administrators or assigns, do hereby from time to time and at all times hereafter save harmless and keep indemnified the Purchasers, their respective heirs, executors, administrators and assigns, from and against all claims and demands from any person or persons claiming through the Vendors and/or any Financial Institution or Bankers, Income Tax Authorities etc., in respect of any outstanding amounts due and payable by the Vendors in respect of the said Property and/or in any manner affecting the right, title and

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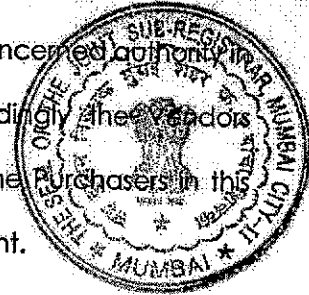
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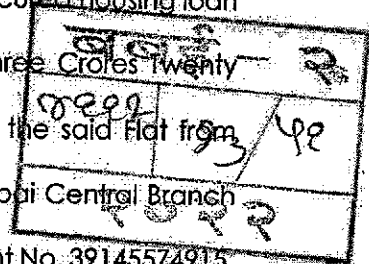
interest of the Purchasers in respect of the said Property.

12. The Vendors represent, declare, warrant, confirm and covenant as under:

a) That in the event any demand/claim is made by any concerned authorities regarding proper stamp duty or registration charges not having been paid by the Vendors with respect to the previous Agreements, then in that event the Vendors shall pay such deficit amount along with penalty and/or interest as may be levied by the concerned authority in this regard and accordingly the Vendors hereby fully indemnify the Purchasers in this regard to the fullest extent.



b) That the Vendors had procured housing loan of Rs. 3,20,00,000/- (Rs. Three Crores Twenty Lakhs Only) in respect of the said flat from State Bank of India, Mumbai Central Branch under Home Loan Account No. 39145574915.



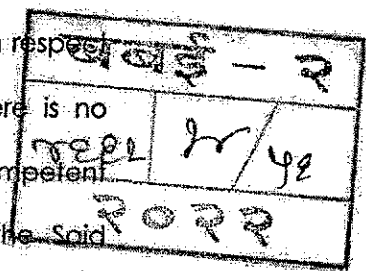
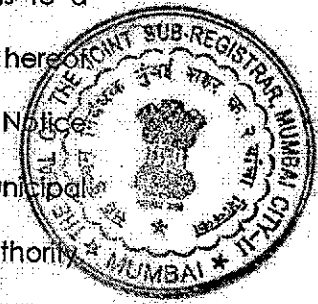
The entire amount of the said Home Loan has been repaid by the Vendors with interest and the said account stands fully closed as on 31st

December, 2021.

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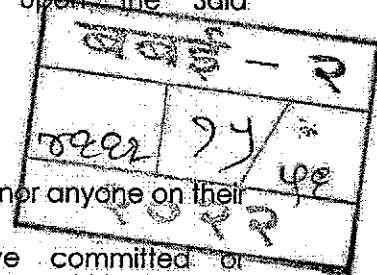
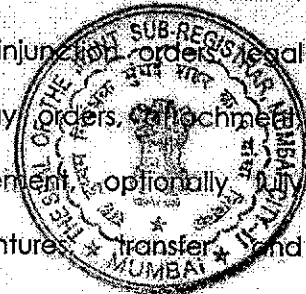
c) That the Vendors have duly paid and discharged in full all the dues and liabilities in respect of the Said Property including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to any of the concerned authority (including the maintenance agency of the Said Building) up-to the date hereof and the Vendors shall also be responsible for payment of all dues demanded by any authority for the Said Property even after the execution of these presents provided the same pertains to a period prior to the date of execution hereof as enumerated herein and that no Notice has been received from any Municipal Corporation or from any other authority Government or otherwise for having committed breach of any provisions, rules or regulations, statutory or otherwise in respect of the Said Property and that there is no prohibitory order issued by any competent court or authority in respect of the Said Property, preventing the Vendors from selling, disposing off or transferring the possession of the Said Property in the manner as contemplated herein or otherwise;



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d) That the Vendors are the exclusive owners and beneficiaries of the Said Property and are absolutely entitled to the same and to all incidental rights thereto and to the exclusive right to use, enjoy and occupy the Said Property and except the Vendors no other person or persons have any right, title, interest, charge, lien, claim or demand of any nature whatsoever upon the Said Property either by way of mortgage, gift, will, trust, inheritance, lease or otherwise and there are no prior sale, lien, loan, securities, charges, liabilities, injunctions, legal orders, stay orders, attachment, shareholders agreement, convertible debentures, transfer and demands whatsoever upon the Said Property;



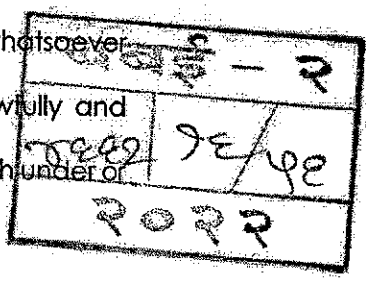
e) That neither the Vendors nor anyone on their respective behalf have committed or omitted any act, deed, matter or thing including but not limited to creating any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the Said Property whereby the Vendors holding

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 Anand Chaturvedi

of the Said Property and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the Said Property and other rights and benefits in respect thereof may become liable to any *lis pendens* or attachment and/or sale whether by a decree or order of the Competent Court or otherwise or any other impediment of like nature:

f) That the Vendors shall as contemplated hereunder peacefully, quietly and exclusively be entitled to hold and own the Said Property and all incidental thereto including the right to enter upon and remain in sole use, occupation, possession and enjoyment of the Said Property and/or any part thereof in the Purchaser's own rights without any interference, disturbance, interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by, from, through under or in trust for the Vendors.

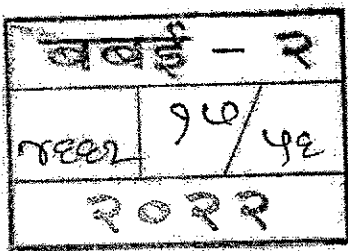


g) That the Vendors have not received any notice for acquisition or requisition of the Said Property.

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- h) That the Said Agreement dated 1st August, 2016 is valid and subsisting and the same is neither terminated nor revoked at any time.
- i) The Vendors further assure and represent that the Purchasers is fully entitled to enjoy and hold all deposits and amounts lying to the credit of the Vendors (if any) in the account of any Authority (including Electricity Company/Board, Municipal Corporation, etc.) and to the use and benefit of the Purchasers without any hindrance, lien, charge, interest, deny, demand, interruption, eviction or claim of whatsoever nature from the Vendors or any person or persons claiming through Vendors.



- j) The Vendors doth hereby further agree and undertake that from time to time and at all times hereafter, the Vendors shall do and execute all documents, deeds and writings whatsoever as may be necessary for better or more perfectly transferring the right, title, interest and benefit of the Vendors in the Said Property and every part thereof to the

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exclusive use and benefit to the Purchasers as aforesaid.

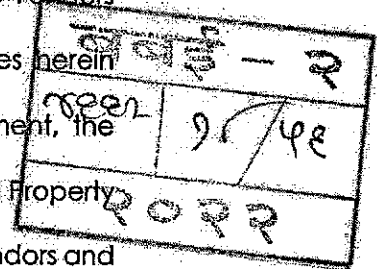
k) That no Court Order or any other document by any concerned / relevant authority restraining the Vendors from selling or not being in possession of the Said Property has been issued to the Vendors.

l) That all the electricity bills, water bills and other outgoing/utility bills with respect to the Said Property have been regularly paid by the Vendors and on time, been paid that there are no outstanding(s) with respect to the same on the Said Property.



13. Relying upon the aforesaid representations,

statements, covenants and assurances of the Vendors as enumerated and specified in the clauses herein above as well as elsewhere in this Agreement, the Purchasers has agreed to purchase the Said Property and entered into this Agreement with the Vendors and accordingly the Vendors hereby indemnify the Purchasers against any costs and/or expenses so suffered and/or incurred by the Purchasers on account of any of the aforesaid representations

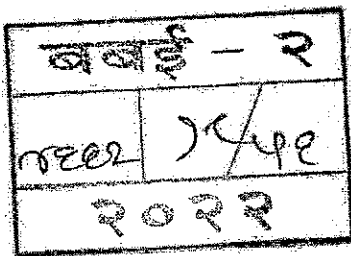


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and/or warranties being found untrue and/or incorrect.

14. The Vendors do hereby declare, admit and acknowledge that upon the completion of payment of full consideration amount as set out hereinabove in this Agreement, the Vendors shall have no right, title and interest of any nature whatsoever in the Said Property and that the Purchasers will become the absolute owner of the same. The Purchasers will have the absolute right to own, enjoy and utilize the Said Property without any interruption, hindrance, disturbance, claims or demands by the Vendors and or any person claiming title through or under the Vendors including the right to use every part thereof for his own use and benefits without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or equitably claiming by, from and under or interest for them or any of their respective successor(s) and assign(s). The Vendors do hereby agree to co-operate with the Purchasers and undertake not to interfere in any manner with the use, occupation, enjoyment and possession of the Said Property by the Purchasers.



15. The Vendors declare and covenant that all the taxes, maintenance charges and/or other outgoings in

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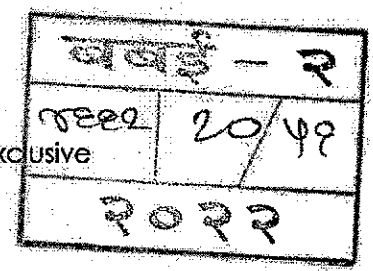
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respect of the Said Property have been paid by the Vendors till the date hereof and shall continue to pay the same till the Vendors hand over the vacant and peaceful possession of the Said Property to the Purchasers in terms hereof and thereafter the same shall be borne and paid by the Purchasers.

16. The Vendors hereby agree that the Vendors and/or their respective heirs, executors and administrators shall and will at all times hereafter at any time whenever called upon by the Purchasers and/or his Advocate and Solicitors, do and execute and perform any further lawful acts, deeds, matters and things whatsoever for more particularly transferring the Said Property and also the rights title and interest in the Said Society unto and in favour of the Purchasers, at the costs and expenses of the Purchasers alone.



17. The Courts of Mumbai shall have the exclusive jurisdiction in regard to this Agreement.



18. The Parties hereto have read the entire of this Agreement and further state that the Parties shall be bound by all the conditions. The contents of this Agreement have been explained to the Parties hereto who understand the meaning of the various clauses

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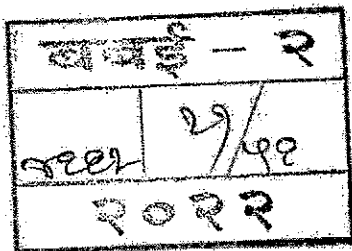
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herein. The Parties hereto have affixed their signatures only after verifying and understanding the contents of each page in this Agreement. The Parties hereto acknowledge, declare and confirm that this Agreement represents the entire agreement and understanding between them regarding the subject matter hereof.

19. The Vendors and the Purchasers hereby agree that time is of the essence of this contract and the entire transaction shall be completed within 20 working days from the date of registration of this agreement or on or before 20th day of April, 2022 whichever is earlier.



The Vendors declare that they shall not, on and from this date, create any third-party rights in the said Property during the currency of this agreement.



21. The Vendors hereby agree to provide the required assistance to the Purchasers to complete the formalities in connection with the transfer of the Said Property to the name of the Purchasers.

22. On and from the day the possession of the Said Property is handed over by the Vendors to the Purchasers, all municipal taxes, water charges and other outgoings of whatever nature payable in

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respect of the said Property, shall be borne and paid by the Purchasers.

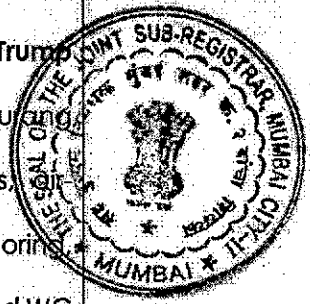
23. The Stamp duty and registration charges of this Agreement shall be borne and paid by the Purchasers alone.

24. Both the parties herein shall bear their respective Advocates/Solicitors fees.

THE SCHEDULE REFERRED TO HEREINABOVE

(Description of the Said Property)

Residential Flat No. B/6501, a 4 BHK Apartment, admeasuring 1466 square feet of Carpet Area inclusive of servant's room situated adjacent to the flat on 65th Floor of building "Trump Tower" situated near Simandhar Jain Temple, Pandurang Budhakar Marg, Worli, Mumbai-400018 including lights, air conditioners, wallpapers, fittings, bath-tubs, marble flooring, false-ceiling, modular-kitchen, electrical fittings, meters and WC installed in flat no. B/6501 along with 3 Car Parking premises constructed on the land bearing Cadastral Survey No. 464 of Lower Parel Division, admeasuring 65,724.12 square meters, situated at Senapati Bapat Marg, Lower Parel, Mumbai-400018;



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

SIGNED AND DELIVERED BY)

the within named "THE VENDORS")

1) MR. VIPUL AMRUTLAL SHAH)



(LEFT HAND THUMB IMPRESSION)

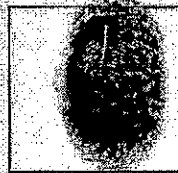


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2) MRS. DIPTI VIPUL SHAH)

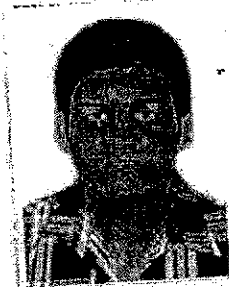


(LEFT HAND THUMB IMPRESSION)

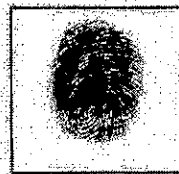


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3) MR. AGAM VIPUL SHAH



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In the presence of

Witnesses:

MRS	Shaloni Rajam Shah	S. S. Menta
MR.	Mihul Shah	Left. 2 ghat

SIGNED AND DELIVERED

by the within named "THE PURCHASERS"

1) MRS. AVANTICKA VIKAS AGARWAL

(PHOTO)



(LEFT HAND THUMB IMPRESSION)



Avanticka Agarwal

2) MR. VIKAS RAMURAMAN AGARWAL

(PHOTO)



(LEFT HAND THUMB IMPRESSION)

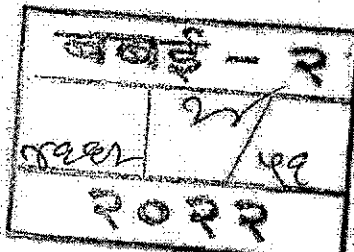


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In the presence of

Witnesses:

MR.	Sanjay Kedia	<i>Sanjay</i>
MR.	Shailendra Choudhary	<i>Shailendra</i>



RECEIPT

Received of and from the within named Purchasers a sum of Rs. 1,00,00,000/- (Rupees One Crore only) in the manner mentioned below, being inclusive of the 1% TDS deducted by the Purchasers and being the earnest and/or part payment towards the total consideration amount to be paid by the Purchasers to Vendors as herein mentioned.

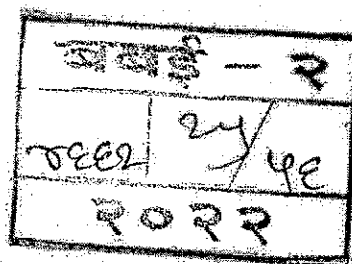
Cheque No.	Date	Amount in Rs.	Bank	Branch	From the Account of
971486	21/03/2022	1,00,00,000/-	Axis Bank	Andheri (West)	Vikas Ramuraman Agarwal

We say Received

1. *VIP*2. *Diphi V. Shah*3. *A.V.*

Witnesses:

MRS <i>Shalini Agam Shah</i>	<i>S. S. Melita</i>
MR. <i>Mital Shah</i>	<i>Dr. D. Shah</i>





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**MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII**

**PART OCCUPANCY CERTIFICATE
[EB/1342/GS/A/OCC/1/New of 13 June 2019]**

To,
M/S Jawala Real Estate Pvt. Ltd.
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

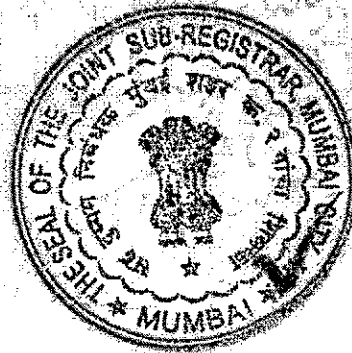
The **Part 4** development work of **Residential** building comprising of **Wing-1,2 & 3 for + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 43rd to 62nd upper floors.** on plot bearing C.S.No./CTS No. **464** of Division **Lower Parel** at **Senapati Bapat Marg** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, Licensed Surveyor, Lic. No. **J/167/LS**, Shri. **Girish Purushotam Dravid**, RCC Consultant, Lic. No. **STR/D/59** and Shri. **Anil Kumar Raman**, Site supervisor, Lic.No. **R-202/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **EB/1342/GS/A-CFO** dated **20 April 2019**.

It can be occupied with the following condition/s.

- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
 2. A.A. & C. , G/South
 3. EE (V), City
 4. M.I. , G/South
 5. A.E.W.W. , G/South
 6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Name : Satish Bhaskar Gite
Designation : Executive
Engineer
Organization : Municipal
Corporation of Greater Mumbai
Date : 13-Jun-2019 16: 04:11

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
G/South

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२०२२	



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
 [EB/1342/GS/A/OCC/1/New of 20 May 2019]

To,
M/S Jawala Real Estate Pvt. Ltd.
464, Senapati Bapat Marg, Lower Parel, Mumbai Textile Mill Compound, Mumbai. 400013..

Dear Applicant/Owners,

The **Part 3** development work of Residential building comprising of **Wing 1, Wing 2 & Wing 3 for Basement 4 (pt) + P3 podium (pt) + P4 podium (pt) + P5 podium (pt) + 7th to 42nd upper floors** on plot bearing C.S.No./CTS No. **464** of Division Lower Parel at **Senapati Bapat Marg** is completed under the supervision of Shri. **SHASHIKANT LAXMAN JADHAV**, Licensed Surveyor, Lic. No. **J/167/LS**, Shri. **Girish Purushotam Dravid**, RCC Consultant, Lic. No. **STR/D/59** and Shri. **Anil Kumar Raman**, Site supervisor, Lic.No. **R-202/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **EB/1342/GS/A-CFO** dated **20 April 2019**.

It can be occupied with the following condition/s.

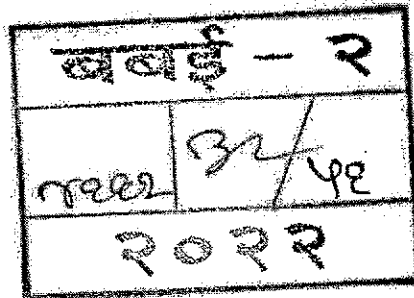
- 1) That all the balance conditions of I.O.D / amended plan approval letters shall be complied with before asking further OC.
- 2) That the remaining work shall be carried out as per approved amended plans.
- 3) That all the safety and precautionary measures to safeguard the occupants and neighborhood shall be taken while executing the remaining construction works.

Copy To :

1. Asstt. Commissioner, G/South
 2. A.A. & C. , G/South
 3. EE (V), City
 4. M.I. , G/South
 5. A.E.W.W. , G/South
 6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG
- For information please

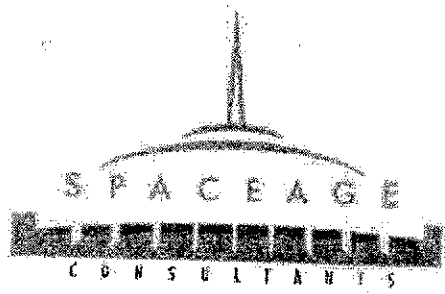


Name : Satish Bhaskar Gite
 Designation : Executive Engineer
 Organization : Municipal Corporation of Greater Mumbai
 Date : 20-May-2019 16: 41:30



Yours faithfully
 Executive Engineer (Building Proposals)
 Municipal Corporation of Greater Mumbai
 G/South

ATKINS & PARTNERS



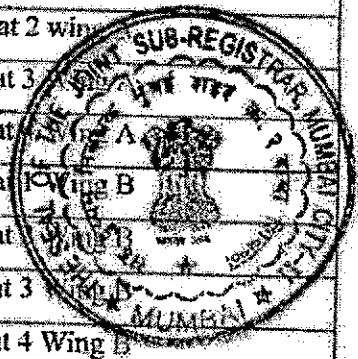
Date: 15.01.2015

TO WHOMSOEVER IT MAY CONCERN

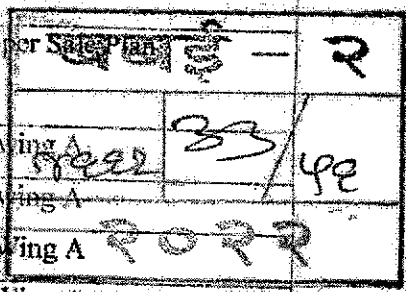
This is to certify that the amended plans for proposed development on plot bearing C.S. No.464 of Lower Parel Division, Senapati Bapat Marg, Mumbai has been approved on 29 Dec 2014.

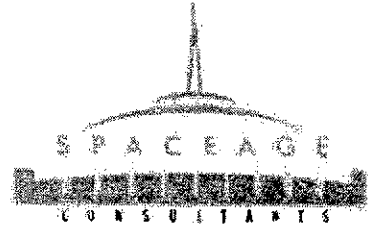
The details of the unit shown on the sanctioned plans & are marked as per sale are as follows.

Wing - 1 (Lodha Allura)	
Flat Nos. as per Approved Plans	Flat Nos. as per Sale Plan
1	Flat 1 wing A
2	Flat 2 wing A
3	Flat 3 wing A
4	Flat 4 wing A
5	Flat 5 wing B
6	Flat 6 wing B
7	Flat 7 wing B
8	Flat 8 wing B



Wing - 2 (Lodha Parkside)	
Flat Nos. as per Approved Plans	Flat Nos. as per Sale Plan
1	Flat 1 wing A
2	Flat 2 wing A
3	Flat 3 Wing A
4	Flat 4 Wing A
5	Flat 1 Wing B



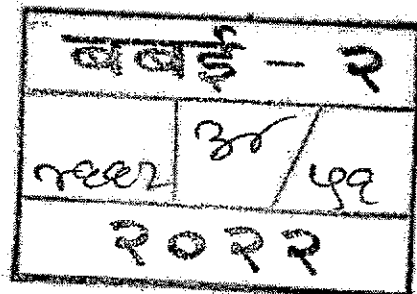


6	Flat 2 Wing B
7	Flat 3 Wing B
8	Flat 4 Wing B

Wing - 3 (Lodha Marquise)	
Flat Nos. as per Approved Plans	Flat Nos. as per Sale Plan
1	Flat 1 wing A
2	Flat 2 wing A
3	Flat 3 Wing A
4	Flat 1 Wing B
5	Flat 2 Wing B
6	Flat 3 Wing B

Wing - 4 (Trump Tower Mumbai)	
Flat Nos. as per Approved Plans	Flat Nos. as per Sale Plan
1	1 wing A
2	2 wing A
3	3 Wing A
4	1 Wing B
5	2 Wing B
6	3 Wing B

Thanking you,



Your's faithfully,

For M/s. Spaceage Consultants

MUNICIPAL CORPORATION OF GREATER MUMBAI

35

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/1342 / GISIA of 31/12007

COMMENCEMENT CERTIFICATE

Ex. Eng. Bldg. Proposal (City)
E-Ward Municipal Offices, 3rd Floor,
10 S.K. Halizuddin Marg, Byculla,
Mumbai - 400 008.

Wala Real Estate Pvt Ltd
8th Floor B'wing
World Kamala Mill
Semaphor Bapat Marg
Lower Panel

Reference to your application No. 2110 dated 19/10/07
for Development Permission and grant of Commencement Certificate
Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry
out development for Plot bearing C.S.No. 4464 & 4464

Development permission under section 34B of the Bombay Municipal Corporation Act, 1888, to erect
Building in Building No. Lower Panel on Plot No./C.S.No./C.T.E. No. 4464 & 4464 Division/
Town Planning Scheme No. Lower Panel Situated at Road / Street
Semaphor Bapat Marg Ward GIS the Corporation of Greater Mumbai

Development/ Building permit is granted on the following conditions:-

1. Land vacated in consequence of the endorsement of the setback line/road widening the
part of the public street.

2. No new building or part thereof shall be occupied or allowed to be occupied or used or
used to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year
from the date of its issue.

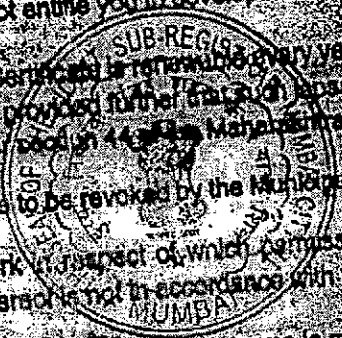
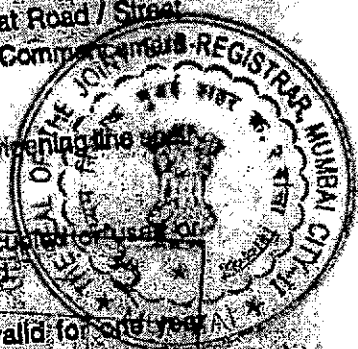
4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no
case exceed three years. Provided further that such case shall not bar any subsequent application
for such permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai, if:-
The development work in respect of which permission is granted under this certificate is not
carried out or the use thereof is not in accordance with the sanction plans.

7. Any of the conditions subject to which the same is granted or any of the restrictions imposed by
Municipal Commissioner for Greater Mumbai is contravened or not complied with.

8. The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the
applicant through fraud or misrepresenting and the applicant and every person deriving title through
him in such an event shall be deemed to have carried out the development work in
contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



Handwritten notes and stamps in a box, including the number '34/98' and other illegible markings.

Consumer Number (CA No.): 900081061174
 Name: VIKAL SHAMJI CHAI ANGANI CHAI
 Address: 85, 85/1, B THE PARK TRUMP TOWER, DELIBLE ROAD, F B MARG MUMBAI, MUMBAI, MUMBAI, 400013
 Email Id:
 Mobile No:
 PAN No.:

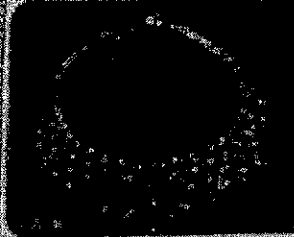
TATA POWER BEACH OUTDOOR
 TOGETHER WE CAN SAVE THE WORLD
 WE ARE A PAM ACCOUNT 221 2022 1022
 WWW.TATAPOWER.COM



Reg. No. 20677231719	Bill Period: 15/12/2021 to 31/01/2022	Bill Date: 31/01/2022	Tax Category: LT I (B)
Account No. 22120221022	Meter No. 18047AC01	Supply Date: 18/01/2021	LT-RESIDENTIAL
Consumer Zone: MUMBAI (MCO)	Discom Zone: MUMBAI (MCO)	Security Deposit Available: ₹1,540.00	Consumer Cited: Over
NALM Reg. No: 23/02/2022 (Reg)			Type Of Supply: 1 PHASE LT

Current Bill Amount ₹ 420.00	+ Not Other Charges ₹ 33.00	+ Past Dues ₹ 8,587.00	= Total Amount Before Due Date ₹ 9,040.00
Amount By Discount Date ₹ 9,036.00	Amount After Due Date ₹ 9,045.00	Security Deposit Available ₹ 1,540.00	Security Deposit Due ₹ 0.00

*Due date is applicable for current bill only. Past dues are payable immediately



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 SCAN THE CODE TO GET ONE

Reliance Jewels
 21 100 80987

For more information, connect with us on our Toll Free 18002065181 #GoDigital #DoGood

Your nearest online payment centre: Customer Relations Centre (MON TO SAT: 9:30 TO 17:00 HRS & SUNDAY: 9:30 TO 13:00 HRS)
 (110, Road, Doodh Temple, Ganesh, Gali, Lalbaug, Park, Mumbai 400012)

MESSAGE TO CONSUMER
 My Account Section of our Customer Portal has 2 New Features: 1) Get Bills on WhatsApp by opening for WhatsApp & also 2) Get Bills by Message by opening for 'Set Bill Language'. Why wait? Now it's easy. For more information, connect with us on our Toll Free 18002065181 #GoDigital #DoGood

FOLLOW US ON:

THE TATA POWER COMPANY LIMITED

Consumer Number: 900081061174	Consumer No: 900081061174	QR Code
Bill No: 20677231719	Bill Date: 31/01/2022	Amount Due: ₹ 9,040.00
Charge No:	Disc. Date:	Bill Due Date: 31/01/2022
Charge Date:	Disc. Date:	Bill Due Date: 31/01/2022

Barcode:



11/08/2016

मूची क्र.2

दुय्यम निबंधक मह दु.नि.मुंबई शहर 2

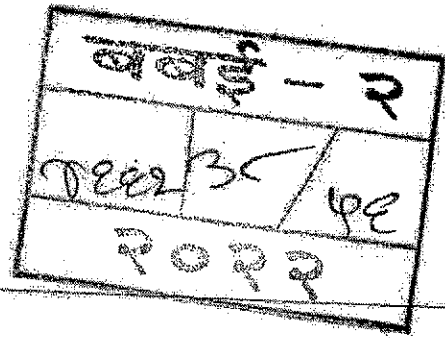
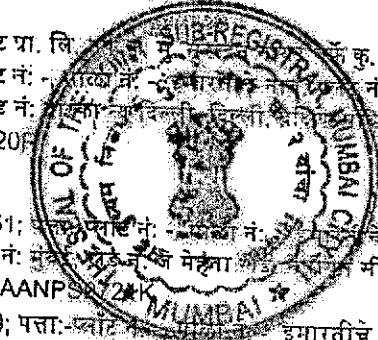
दस्त क्रमांक : 8113/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) लोअर परेल

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	60350508
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार तें नमुद करावे)	64102500
(4) भू-मापन, पोटहिस्सा वा घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनषा इतर वर्णन : सदनिका नं: 6501, माळा नं: 65वा मजला, इमारतीचे नाव: ट्रम्प टॉवर मुंबई वी-विंग, ब्लॉक नं: मीमंथर जैन टेम्पल, वरळी, मुंबई, रोड : पांडुरंग वृधकर मार्ग, उतर माहिती: भोवत तीन कार पार्किंग((C.T.S. Number : ४६४ व दम्नान तमुद केल्याप्रमाणे. ;))
(5) क्षेत्रफळ	1) 163 49 चौ.मीटर
(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:-जवाला रियल इस्टेट प्रा. लि. केसरकर बय:-44; पत्ता:-प्लॉट नं: 69 एफ-एफ, ब्लॉक नं: पी.के.टी, मेक्टर-2 द्वारका, रोड नं: 110075 पॅन नं:-AABCJ5620
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विपुल - शाह बय:-51; पत्ता:-प्लॉट नं: 1007, वी राजा श्रीपाल नगर भोमायटी, ब्लॉक नं: मुंबई, रोड नं: जे मेहता रोड, नेपीयन सी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AANPS8121 2): नाव:-दिमी - शाह बय:-49; पत्ता:-प्लॉट नं: 1007, वी राजा श्रीपाल नगर भोमायटी, ब्लॉक नं: मुंबई, रोड नं: जे मेहता रोड, नेपीयन सी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-AAYPS4009D 3): नाव:-आगम - शाह बय:-21; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1007, वी राजा श्रीपाल नगर भोमायटी, ब्लॉक नं: मुंबई, रोड नं: जे मेहता रोड, नेपीयन सी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पॅन नं:-CHYPS1511F
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2016
(10) दस्त नोंदणी केल्याचा दिनांक	06/08/2016
(11) अनुक्रमांक, खंड व पृष्ठ	8113/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3205500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनासा निवडलेला अनुच्छेद :-

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

Date : 29 March, 2022

To,

Transferor Name and Address**Mr. Vipul Shah and Mr. Agam Shah and Dipti Shah**

1007, B Raja Shripal Nagar Society, J. Mehta Road, Neapean Sea Road, Malbar Hill Mumbai 400006 Maharashtra India

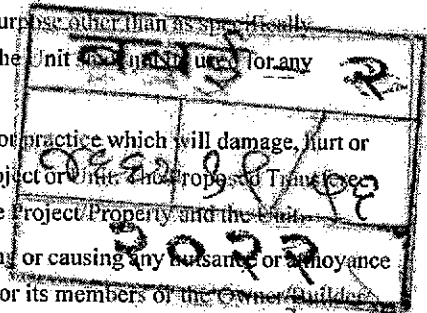
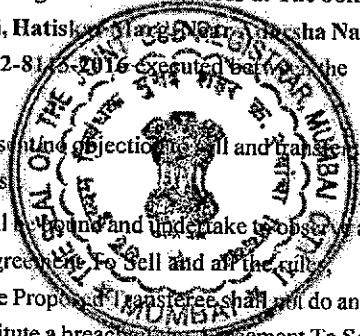
Proposed Transferee Name and Address**Mrs. Avanticka Vikas Agarwal And****Vikas Ramuraman Agarwal**

41-A, ROYAL ACCORD 4, Swami samarth Nagar, Lokhandwala, Andheri (W)MUMBAI, Maharashtra, 400053

Dear Sir/Madam,

Re: Unit No. 6501, B wing, floor no. 65 in the Building "Trump® Tower Mumbai" of the Project known as Lodha Park ("Unit").Sub: No-Objection for Sale.

1. We refer to the letter dated 16.02.2022 sent by Mr. Vipul Shah and Mr. Agam Shah and Dipti Shah, the Purchasers of the Unit under Agreement to Sell dated 01.08.2016 (here in after referred to as the "Transferors"), seeking our consent/no objection for selling and transferring the Unit to Mrs. priyamvada sarthak agarwal ("Proposed Transferee").
2. We note that the Proposed Transferee has vide his/her/its letter dated 16.02.2022 agreed and undertaken to perform all the terms, conditions and obligations and be bound by the terms and conditions thereof as per the Agreement to Sell dated 01.08.2016 duly registered with the Sub - Registrar of Assurances at The Joint Registrar MTNL building, 1st floor, Adarsha Nagar, Satyawadi, Hatiskar Marg, Near Adarsha Nagar Fire Station, Worli Mumbai-25 on 06.08.2016 bearing No. BBE2-8115-2016 Executed between the Transferors and us ("Agreement to Sell").
3. Relying upon the aforesaid representations, we hereby give our consent/no objection to sell and transfer the Unit to the Proposed Transferee subject to the following conditions
 - a) The Proposed Transferee confirms that he/she/they shall be bound and undertake to observe and perform all the terms, conditions and obligations of Agreement To Sell and all the rules, regulations and bye-laws applicable to the Building. The Proposed Transferee shall not do and/or omit to do any act, deed, matter or thing as would constitute a breach of Agreement To Sell, rules, regulations and bye-laws applicable or cause any damage to the Building/Project and/or the Unit or cause any nuisance whatsoever.
 - b) The Unit and amenities therein shall not be used for any purpose other than as specifically permitted under the Agreement to Sell. It is clarified that the Unit shall not be used for any commercial use or as a guest house by whatever name.
 - c) The Proposed Transferee shall not indulge in any activity or practice which will damage, hurt or impair the terms of this consent/no-objection, Property/Project or Unit. The Proposed Transferee shall uphold and maintain the dignity and reputation of the Project/Property and the Unit.
 - d) The Unit shall be used in a reasonable manner without being or causing any nuisance or annoyance to the neighbours and /or the Ultimate Organization and /or its members or the Owner/Building Developer/ Promoter/us. Moreover, the Proposed Transferee shall not do any act or any illegal /unlawful /obnoxious /anti-social activity or deed or cause or permit anything to be done in the



Unit / premises of Ultimate Organisation / Project or any part thereof or anything which may be against any statute, law or notification, rules, regulations and bye laws made by the government or local authority or the Ultimate Organisation.

- e) The Proposed Transferee agrees and confirms that this No-Objection letter forms the integral part of Agreement to Sell and the obligations under this No-Objection letter shall be valid and subsisting irrespective of its date of execution and the Proposed Transferee agrees to abide by the terms and conditions set out herein. In case of conflict between terms of this No-Objection letter and the Agreement to Sell, the terms of this No-Objection letter shall prevail.
- f) Please note that the CAM Charges, maintenance and Taxes being collected towards the Unit are at provisional rates wherein any such incremental changes and differences, the Transferors and/or the Proposed Transferee shall agree and undertake to pay the differential amounts outstanding towards the same if any. Also, the Transferors shall undertake to continue to pay or pay the CAM Charges, maintenance and Taxes till the execution of the Sale Agreement in favor of the Proposed Transferee.
- g) The Proposed Transferee and the Transferors agree to get the Agreement to Sell/ Agreement for Sale/ Sale Deed executed within 30 days of the date of issuance of this consent/No-Objection letter and submit a copy to us.

4. This consent/No-Objection letter shall be valid for a period of 30 days from the date hereof and upon the expiry thereof, this No-Objection letter shall automatically stand revoked/cancelled and of no consequence unless, prior thereto, all the conditions set out in the aforesaid paragraphs are, to our satisfaction, complied with. .

5. We have to request you to countersign below in acceptance of the terms and conditions stated herein..

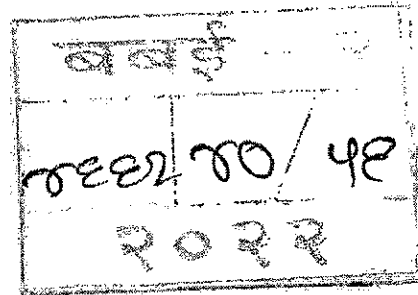
Thanking you,

Yours faithfully

For **MACROTECH DEVELOPERS LIMITED**

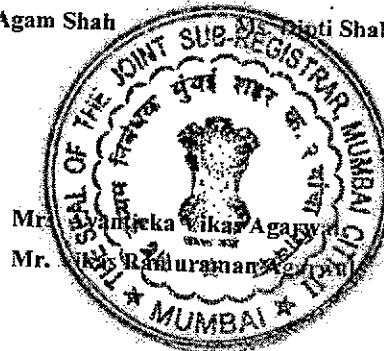


(Authorized Signatory)
We confirm and accept
Transferors



Mr. Vipul Shah
We confirm and accept
Proposed Transferee

Mr. Agam Shah Mr. Pooja Shah





Mumbai Central Branch(00547)
Maharashtra Vahatuk Bhavan,
Bellasis Road, Mumbai Central,
Mumbai-400 008.
Telephone:-022-23061765/23051864.

31.12.2021

HOME LOAN : NO DUES CERTIFICATE

This is to certify that Home Loan bearing account no. 39145574915 of Rs.3.20 Crore - (Rs. Three Crore Twenty Lacs only) was sanctioned to Mr. Vipul Shah

The entire amount with interest has been repaid by Mr Vipul Shah and accounts stands fully closed as on 31.12.2021 There are no dues from Mr Vipul Shah

Yours Faithfully

Branch Manager



वव - २	
२६१२	११/१६
२०२२	

भारतीय प्रजासत्ताक
 INCOMETAX DEPARTMENT
 GOVT OF INDIA
 विपुल अमरुतल शाह
 AMRUTAL DOSJIBHATSHAH
 20/11/1964
 PAN: AANPS9721K



भारतीय प्रजासत्ताक
 Government of India
 Vipul Amrutal Shah
 DOB: 20/11/1964
 MALE
 2368 0439 9250
 संपन्न आधार, संपन्न पहचान



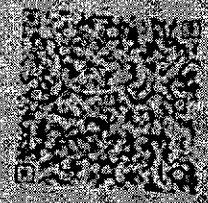

पत्र सं - २	
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२०२२	



~~राज्य सरकार~~

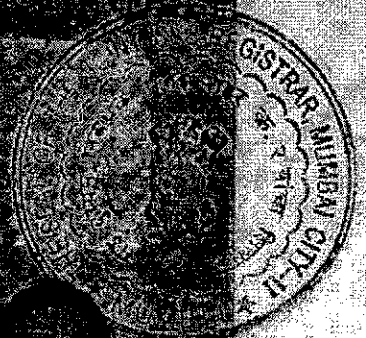
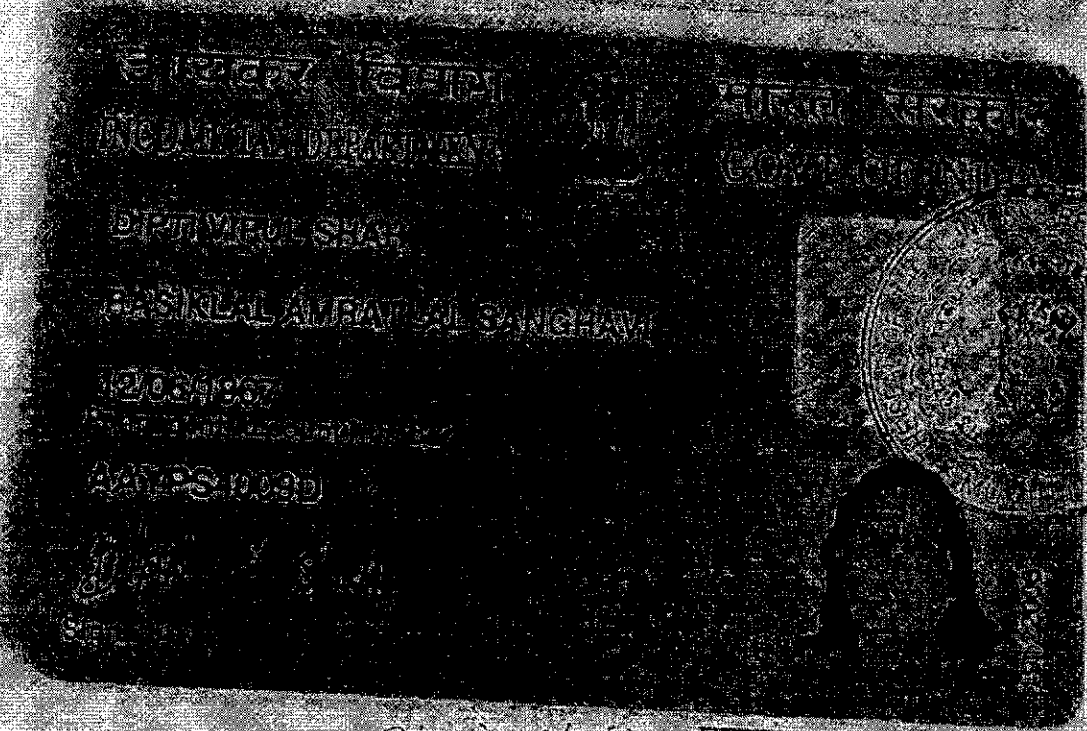


दीप्ती विपुल शाह
Diphi Vipul Shah
DOB: 12-06-1967
Gender: Female



7664 6688 3074

आधार - आम आदमी का अधिकार



Diphi, V. Shah

बचत - २	
०५०९	५०
२०२२	



आंध्र प्रदेश

राज्य प्रशासनिक विभाग
GOVERNMENT OF INDIA

1007-बी राजा शिरोपाल नगर, 12
जे. मेहता रोड, नेपेण्टेरा रोड, मुंबई
मलबार हिल, मुंबई, महाराष्ट्र
400006

Address
1007-b, Raja Shirespal Nagar, 12,
J. Mehta Road, Nepeantea Road,
Mumbai, Malabar Hill, Mumbai,
Mumbai, Maharashtra, 400006



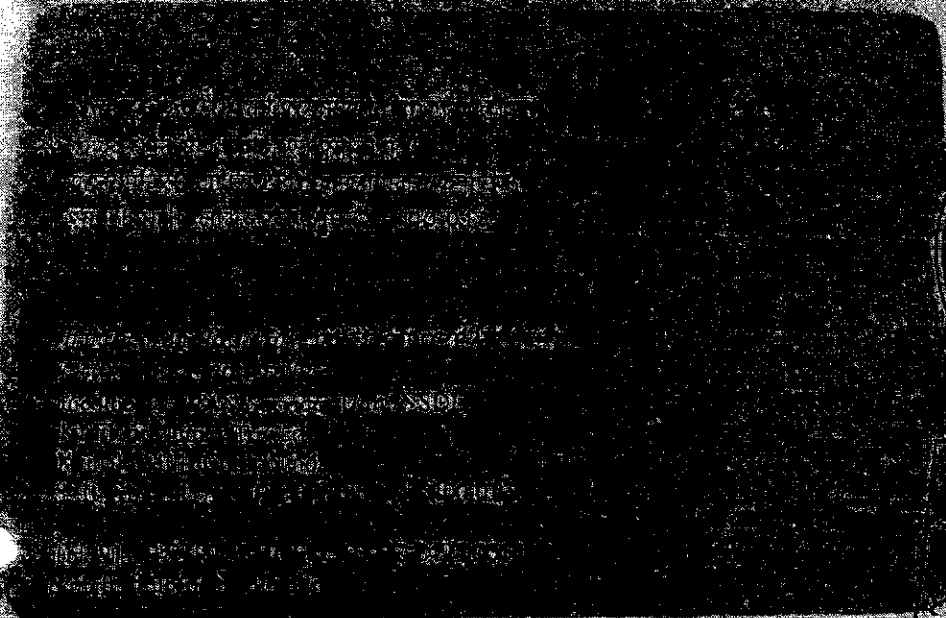
1947
800 300 1947



http://www.gov.in



www.uidai.gov.in P.O. Box No 1947,
Bangalore-560 001



Diphi V. Shau

बवई - २	
४२४२	५२
२०२२	

भारत सरकार
GOVERNMENT OF INDIA



शैलेन्द्र चौधरी
Shailendra Choudhary
जन्म वर्ष / Year of Birth :1977
पुरुष / Male

4222 2058 8745

आयकर — आम आदमी का अधिकार

भारतीय विदेशी मामलों प्राधिकरण
INDIAN INVESTIGATION AUTHORITY OF INDIA

पता-8115, भाकुमती रोडवारा
मिडिलेड, लिंक रोड, बांगुर नगर,
वीरट अफिस इमारत, बांगुर नगर,
मोडिलेड स्टेट, मोडिलेड नगर,
मुंबई, मोडिलेड नगर, महाराष्ट्र,
400104


Address:
M/15, Dhannumal CH 2, 23
Link Road, Near Bank,
Nagar Post Office, Bangur
Nagar, Girgaon West,
Mallal Nagar, Mumbai,
400104

CA. No. 147/01

Choudhary

आयकर विभाग
INCOME TAX DEPARTMENT
AVANTICKA VIKAS AGARWAL
AGNELO ISMAEL LOBO
15/08/1982
ACEPL8128Q

भारत सरकार
GOVT. OF INDIA



Avanticka Agarwal



बखर्क - २

०२०२/०४/४९

२०२२

आयकर विभाग INCOME TAX DEPARTMENT

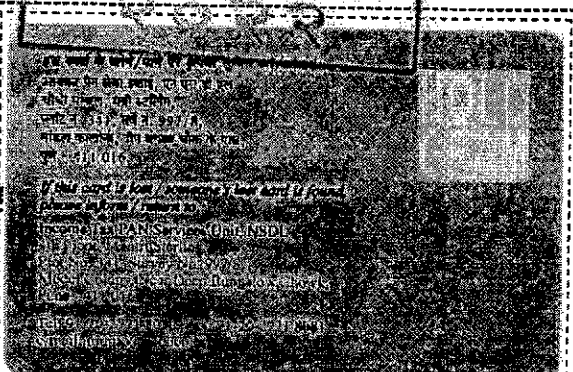
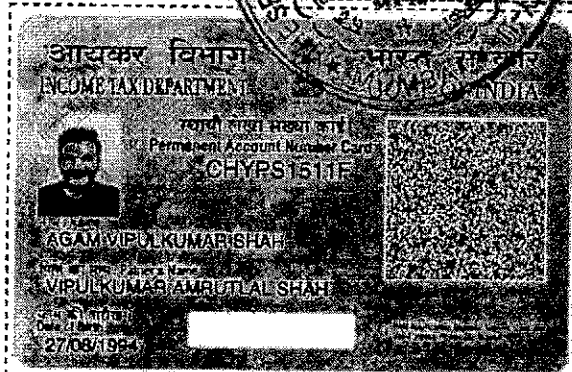


भारत सरकार GOVT. OF INDIA



ई- स्थायी लेखा संख्या कार्ड e - Permanent Account Number (e-PAN) Card CHYPS1511F

नाम / Name	AGAM VIPULKUMAR SHAH
पिता का नाम / Father's name	VIPULKUMAR AMRUTLAL SHAH
जन्म की तारीख / Date of Birth	27/08/1994
लिंग / Gender	Male
	Signature Not Verified Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2020.11.25 14:30:15 IST Reason: NSDL ePAN Sign Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग का सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव शामिल है।
- ✓ Quoting of PAN is now mandatory for all taxpayers registered under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट वर्ग के करदाताओं के लिए (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law. A strict penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is available by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा स्कैन किया जा सकता है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, click [here](#)

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Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

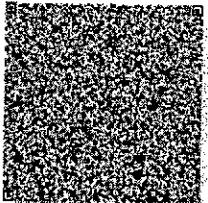
नामांकन क्रम/ Enrolment No.: 2722/17201/78688

Download Date: 19/11/2020

To
 अगम विपुलकुमार शाह
 Agam Vipulkumar Shah
 C/O,
 1007, B Wing, Raja Shripal Nagar
 Laxmibai Jagmohandas Marg
 Malabar Hill
 Opp Kamadhenu Showroom
 Mumbai
 Malabar Hill
 Mumbai, Maharashtra - 400006
 9833036026



Issue Date: 19/11/2020

Signature Not Verified



आपका आधार क्रमांक / Your Aadhaar No. :
5066 7874 0077
 VID : 9104 2763 7628 5460


मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Download Date: 19/11/2020





अगम विपुलकुमार शाह
 Agam Vipulkumar Shah
 जन्म तिथि/DOB: 27/08/1994
 पुरुष/ MALE

Issue Date: 19/11/2020

5066 7874 0077
 VID : 9104 2763 7628 5460

मेरा आधार, मेरी पहचान

सूचना



- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

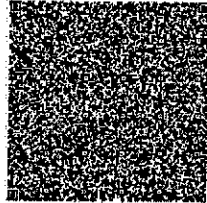
 

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Download Date: 19/11/2020

पता:
 C/O, 1007, बी विंग, राजा श्रिपाल नगर, लक्ष्मीबाई जगमोहनदास मार्ग, कामधेनु शोरूम, मलबार हिल, मुंबई, महाराष्ट्र - 400006

Address:
 C/O., 1007, B Wing, Raja Shripal Nagar,
 Laxmibai Jagmohandas Marg, Opp
 Kamadhenu Showroom, Malabar Hill,
 Mumbai, Mumbai,
 Maharashtra - 400006



5066 7874 0077
 VID : 9104 2763 7628 5460

मेरा आधार, मेरी पहचान

1047 | help@uidai.gov.in | www.uidai.gov.in

AV

बवई - २

२०२२



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



नोंदणी क्रमांक:/Enrolment No.: 2085/28719/59351

Avanticka Vikas Agarwal (अवंतिका विकास अगरवाल)

W/O: Vikas Agarwal, 41, Royal Accord 4, Swami
Samarth Nagar, Lokhandwala, Andheri West,
Mumbai, Mumbai,
Maharashtra - 400053

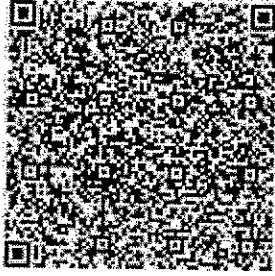
Date: 10/04/2016

सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

तुमचा आधार क्रमांक/ Your Aadhaar No.:

9299 7179 3710



माझे आधार, माझी ओळख



1947



help@uidai.gov.in



www.uidai.gov.in

INFORMATION

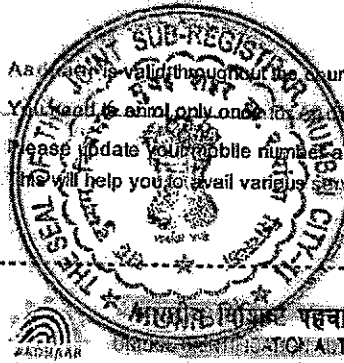
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid

Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.04.10 11:56:36 IST

- आधार देशभरात मान्य आहे.
- आधार माझी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once in your life.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार

GOVERNMENT OF INDIA



अवंतिका विकास अगरवाल
Avanticka Vikas Agarwal
जन्म तारीख/ DOB: 15/06/1982
महिला / FEMALE



पत्ता:

पतीचे नांव: विकास
अगरवाल, 41, रायल एकोर्ड
4, स्वामी समर्थ नगर,
लोखंडवाला, अंधेरी वेस्ट,
मुंबई, मुंबई,
महाराष्ट्र - 400053

Address:	
W/O: Vikas Agarwal, 41, Royal Accord 4, Swami Samarth Nagar, Lokhandwala, Andheri West, Mumbai, Mumbai, Maharashtra - 400053	2
9299 7179 3710	00/00
	10/04/16

9299 7179 3710

9299 7179 3710

माझे आधार, माझी ओळख

MERA AADHAAR, MERI PEHACHAN

Avanticka Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर खाता संख्या
Permanent Account Number
ADVPA1863D

नाम
Name
KEDIA SANJAY KANTHARWAL

जन्म तिथि
Date of Birth
29/08/1975




Sanjay

भारत सरकार
GOVERNMENT OF INDIA

कटिया संजय
Kedia Sanjay
जन्म तारीख / DOB: 10/10/1975
पुरुष / MALE

7031 9262 5792

मेरा आधार, मेरी पहचान



Sanjay

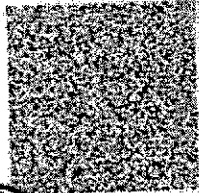
भारत सरकार
Unique Identification Authority of India

पता: ६०७/८ सत्याम - १, राहेजा कॉम्प्लेक्स,
दक्षिण पूर्व इंडिया टाइम्स कॉम्प्लेक्स, मालाड,
पूर्व, मुंबई, महाराष्ट्र, ४०००९७

Address: 607/ B SATYAM - 1, RAHEJA
COMPLEX, NAER TIMES OF INDIA,
MALAD, Malad (East), Mumbai, Sub
Urban, Maharashtra, 400097

Print Date: 22/10/2022

1547




वर्ष - २	
१०२६२	५० / ९६
२०२२	



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



नोंदणी क्रमांक:/Enrolment No.: 2085/28719/59352

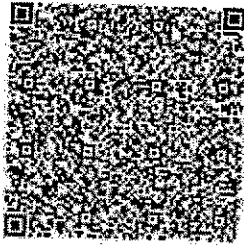
Vikas Ramuraman Agarwal (विकास रामुरमन अगरवाल)

Date: 16/04/2016

S/O: Ramuraman Agarwal, 41, Royal Accord 4,
Opposite Lokhandwala Complex, Lokhandwala,
Andheri West, Mumbai, Mumbai,
Maharashtra - 400053

तुमचा आधार क्रमांक/Your Aadhaar No.:

5745 8958 0340



माझे आधार, माझी ओळख



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आधार देशभरात मान्य आहे.

आधार मात्री आपण एकदाच नोंदणीची आवश्यकता आहे.

कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

Aadhaar is valid throughout the country.

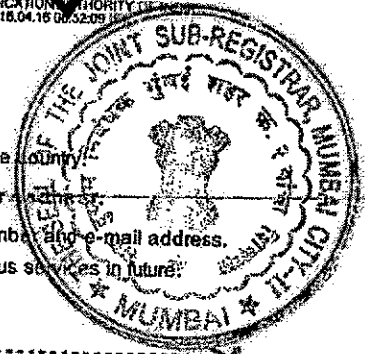
You need to enrol only once for Aadhaar.

Please update your mobile number and e-mail address.

This will help you to avail various services in future.

Signature valid

Digitally signed by Unique Identification Authority of India
Date: 2016.04.16 08:52:09



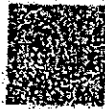
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



विकास रामुरमन अगरवाल
Vikas Ramuraman Agarwal
जन्म तारीख/DOB: 30/08/1981
पुरुष / MALE



5745 8958 0340

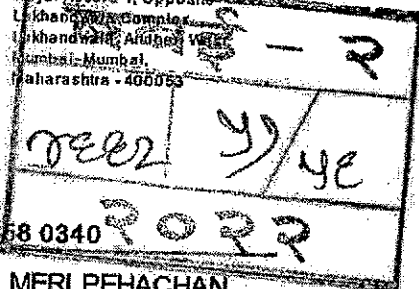
माझे आधार, माझी ओळख

पत्ता:

वडिलांचे/आईचे नांव:
रामुरमन अगरवाल, 41,
रायल एकोर्ड 4, ऑपोसिट
लोखंडवाला कॉम्प्लेक्स,
लोखंडवाला, अंधेरी वेस्ट,
मुंबई, मुंबई,
महाराष्ट्र - 400053

Address:

S/O: Vikas Ramuraman Agarwal, 41,
Royal Accord 4, Opposite
Lokhandwala Complex,
Lokhandwala, Andheri West,
Mumbai - Mumbai,
Maharashtra - 400053



5745 8958 0340

MERA AADHAAR, MERI PEHACHAN

Handwritten signature

1	(S)-319-4662	0007489720202122	30/03/2022-08:30:23	IGR183	30000.00
2	(S)-319-4662	0007489720202122	30/03/2022-08:30:23	IGR183	4500000.00
Total Defacement Amount					45,30,000.00

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.03.30
08:33:47 IST
Reason: Secure
Document
Location: India



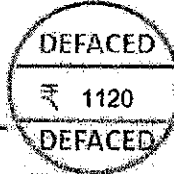
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3003202201071

Receipt Date 30/03/2022

Received from a, Mobile number 0000000000, an amount of Rs.1120/-, towards Document Handling Charges for the Document to be registered on Document No. 4662 dated 30/03/2022 at the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.



Payment Details

Bank Name SBIN

Payment Date 30/03/2022

Bank CIN 10004152022033000959

REF No. 208908034867

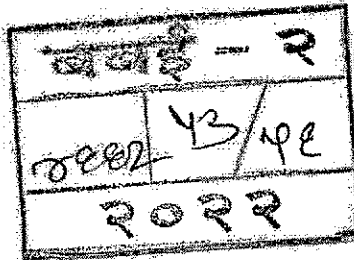
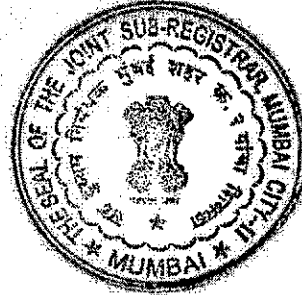
Deface No 3003202201071D

Deface Date: 30/03/2022

This is computer generated receipt, hence no signature is required.

Vipin
Diphi. V. Shet
A.V.

Karan Chitambar
Stamp



319/4662

बुधवार, 30 मार्च 2022 8:30 म.पू.

दस्त गोपवारा भाग-1

बबइ2

दस्त क्रमांक: 4662/2022

दस्त क्रमांक: बबइ2 /4662/2022

बाजार मूल्य: रु. 6,76,98,313/-

मोबदला: रु. 9,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.45,00,000/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

अ. क्रं. 4662 वर दि.30-03-2022

रोजी 8:28 म.पू. वा. हजर केला.

पावती:5114

पावती दिनांक: 30/03/2022

सादरकरणाचे नाव: अवंतिका विकास अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

दस्त हजर करणाऱ्याची सही:

एकुण: 31120.00

सह. दु. नि. सह. दु. नि. बबइ2

मुंबई शहर क्र. २

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

सह. दु. नि. सह. दु. नि. बबइ2

मुंबई शहर क्र. २

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिवका क्रं. 1 30/03/2022 08:28:24 AM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 30/03/2022 08:29:34 AM ची वेळ: (फी)



प्रतिज्ञापत्र

* सादर करणारे हा नोंदणी कायदा 1906 अंतर्गत अस्तित्वात असलेल्या दस्तद्वारास नोंदणी करणे आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, संपादन व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्तात: ... बाबीसाठी दस्त निष्पादक व ... संपूर्णपणे जादवदार राहतील.

Diphi. V. Sur

लिहून देणारे:

A.V.S.

A.V.S.

30/03/2022 8 33:13 AM

दस्त क्रमांक :बबडू2/4662/2022

दस्ताचा प्रकार :अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1.	नाव:विपुल अमृतलाल शाह पत्ता:प्लॉट नं: 1007/बी, माळा नं: -, इमारतीचे नाव: राजा श्रीपाल नगर, ब्लॉक नं: 12/जे-मेहता रोड, नेपियनसी रोड, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AANPS9721K	लिहून देणार वय :-57 स्वाक्षरी:-		
2	नाव:दिपल विपुल शाह पत्ता:प्लॉट नं: 1007/बी, माळा नं: -, इमारतीचे नाव: राजा श्रीपाल नगर, ब्लॉक नं: 12/जे-मेहता रोड, नेपियनसी रोड, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAVPS4009D	लिहून देणार वय :-54 स्वाक्षरी:-		
3	नाव:आगम विपुल शाह पत्ता:प्लॉट नं: 1007/बी, माळा नं: -, इमारतीचे नाव: राजा श्रीपाल नगर, ब्लॉक नं: 12/जे-मेहता रोड, नेपियनसी रोड, रोड नं: मलबार हिल, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:CHYPS1511F	लिहून देणार वय :-27 स्वाक्षरी:-		
4	नाव:अवंतिका विकास अय्याल पत्ता:प्लॉट नं: 41/ए, माळा नं: -, इमारतीचे नाव: सॅयल एकॉर्ड-4, ब्लॉक नं: स्वामी समर्थ नगर, लोखंडवाला, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ACEPL8128Q	लिहून देणार वय :-40 स्वाक्षरी:-		
5	नाव:विकास रामुरामन अय्याल पत्ता:प्लॉट नं: 41/ए, माळा नं: -, इमारतीचे नाव: सॅयल एकॉर्ड-4, ब्लॉक नं: स्वामी समर्थ नगर, लोखंडवाला, रोड नं: अंधेरी पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:ADVPA1863D	लिहून देणार वय :-41 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:30 / 03 / 2022 08 : 31 : 45 AM

ओळख:-

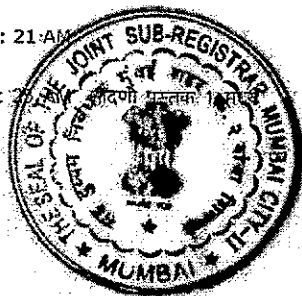
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संजय केडिया - वय:46 पत्ता:६०७-बी सत्यम १ रहेजा कॉम्प्लेक्स, मालाड ईस्ट पिन कोड:400097		
2	नाव:शैलेंद्र चौधरी - वय:45 पत्ता:एम -५/१५, भानुमती सी.एच.एस.एल, लिंक रोड, बांगूर नगर, गोरेगाव वेस्ट, मुंबई पिन कोड:400104		

शिकका क्र.4 ची वेळ:30 / 03 / 2022 08 : 32 : 21 AM

शिकका क्र.5 ची वेळ:30 / 03 / 2022 08 : 32 : 21 AM

सह. दुय्यम निबंधक, मुंबई शहर क्र. २



प्रमाणित करणेत येते की
दस्तामध्ये एकूण.....५६.....पाने आहेत.
पुस्तक क्र.-१, मध्ये अ.क्र. बबडू-२/४६६२/२०२२
नोंदला.
दिनांक 30 MAR 2022

सह. दुय्यम निबंधक, मुंबई शहर क्र.-२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1.	MRS AVANTICKA VIKAS AGARWAL AND OTHER	eChallan	00040572022032471846	MH015203192202122M	4500000.00	SD	0007489720202122	30/03/2022
2.		DHC		3003202201071	1120	RF	3003202201071D	30/03/2022
3.	MRS AVANTICKA VIKAS AGARWAL AND OTHER	eChallan		MH015203192202122M	30000	RF	0007489720202122	30/03/2022

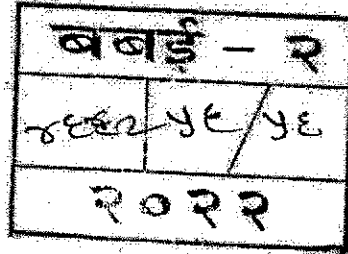
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4662 /2022

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Dated this day of March, 2022

1.MR. VIPUL AMRUTLAL SHAH

2.MRS. DIPTI VIPUL SHAH

3.MR. AGAM VIPUL SHAH

..... VENDORS

AND

1.MRS.AVANTICKA V. AGARWAL

2.MR. VIKAS R. AGARWAL

..... PURCHASERS

AGREEMENT OF SALE
CUM TRANSFER

