

Sat 3/23/2024

Promoter to the flat Purchaser.

5. The Promoter hereby agrees that they shall, before handing over possession of the Flat to the Flat Purchaser and in any event before execution of a conveyance of a corporate body to be formed by the purchasers of flats/shops/garages in the building to be constructed on the said land (hereinafter referred to as "the Society/the Limited Company"), make full and true disclosure of the nature of their title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land, and shall, as far as practicable, ensure that the said land is free from all encumbrances and that the Vendors have absolute, clear and marketable title to the said land so as to enable them to convey to the said society/limited company such absolute, clear and marketable title to the said land so as to enable him to convey to the said Society/Limited Company such absolute, clear and marketable title on the execution of a conveyance of the said land by the Promoter in favour of the said Society/Limited Company.

6. The Flat Purchaser agrees to pay to the Promoter interest at the rate of 21 per cent per annum on all the amounts which become due and payable by the Flat Purchaser to the Promoter under the terms of this agreement from the date the said amount is payable by the Flat Purchaser to the Promoter.

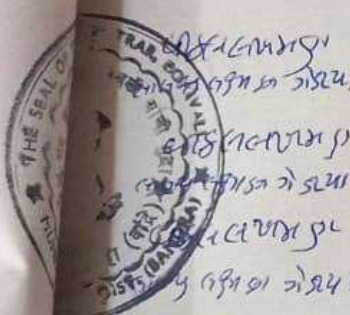
7. On the flat Purchaser committing default in payment

Sat 3/23/2024

Purchaser with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/the Government to be made in them of any of them.

Provided that the Promoter shall have to obtain prior consent in writing to the Flat Purchaser in respect of such variations or modifications which may adversely affect the flat of the Purchaser.

2. The Flat Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees, to sell to the flat Purchaser one flat No. 2 in wing A of carpet/Build-up area admeasuring 235.00 sq.fts. (which is inclusive of the area of balconies) on ground floor as shown in the floor plan thereof hereto annexed and marked Annexure D/Shop No. covered/open Garage No. in the Building (hereinafter referred to as "the Flat") for the price of Rs. 2,35,000/- including Rs. being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written. The Flat Purchaser hereby agrees to pay to the Promoter balance amount of purchase price of Rs. 1,35,000/- (Rupees one lakh . - - - - --- Thirty five Thousand - - - - only) having been paid to the Promoter on or before the execution of this agreement) in the following manner:



Handwritten Marathi text: अनुमोदित
अनुमोदित

Handwritten Marathi text: अनुमोदित
अनुमोदित

Handwritten notes on the right margin: 85-, 85-, 85-, 85-, 85-

Handwritten mark: 15

Sat 3/23/2024

specifications of the Flat agreed to be purchased by the flat purchaser approved by the concerned local authority have been annexed hereto and marked Annexure "A" and "B" and "C" respectively.

AND WHEREAS the Promoter has got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said building/s.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said land and the said building/s and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building in accordance with the said plans.

AND WHEREAS the flat Purchaser applied to the promoter for allotment to the flat Purchaser flat no. 2 on ground floor in wing A/B/C in the Building to be known as "SURYA KIRAN" situated at off Chhatrapati Shivaji Road, Near Avdhoot Nagar, Dahisar (East), Bombay 400 068.

Sat 3/23/2024

- (i) 10 percent. plinth.
- (ii) 20 per cent slab.
- (iii) 7 per cent. Walling
- (iv) 10 per cent. Doors and Windows.
- (v) 7 per cent, flooring.
- (vi) 7 per cent. Plaster (Internal and External).
- (vii) 10 per cent. Sanitary Fittings and Plumbing.
- (viii) 14 per cent or Remaining at time of occupation.

3. The Promoter hereby agrees to observe perform and apply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the flat purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the flat.

4. The Promoter hereby declares that the Floor Space Index available in respect of the said land is 1993 sq.mtrs. only and that no part of the said floor space index has been utilised by the promoter elsewhere for any purpose whatsoever. In case the said floor space index has been utilised by the Promoter elsewhere, then the promoter shall furnish to the flat purchaser all the detailed particulars in respect of such utilisation of the said floor space index by him. In case while developing the said land the Promoter has utilised any floor space index of any other land or property by way of floating floor space index, then the particulars of such floor space index shall be disclosed by the



SS

Sat 3/23/2024

the promoters to join them as Defendant No.2 in Suit No.3612 of 1988 filed in the City Civil Court, Bombay and the same was made absolute.

AND WHEREAS pursuant to an application dated 22nd October 1991 made by the said Mrs. Dumu Elis D'Silva and others to the Sub-Divisional Officer, B.S.D., by an Order dated 4th November 1991 under Section 43 of the said Bombay Tenancy & Agricultural Lands Acts, 1948, granted permission to the said Applicants to sell the said property to M/s Surya & Co. on the terms and conditions mentioned therein.

AND WHEREAS pursuant to an order dated 18th January 1992 passed by the Dy. Collector & Competent Authority, (U.L.C.) Greater Bombay, the said Mrs. Dumu Elis D'Silva and four others are allowed to retain the said property as land within the ceiling limit. In the Development Plan of B.M.C. the said property is reserved for Public Housing and proposed D.P. Road. The said property is falling in Residential Zone.

AND WHEREAS pursuant to a compromise arrived at between the said Mrs. Banubai Rashid Irani, the said Mrs. Damu Elis D'Silva and others and promoters herein a consent terms were filled on 12th February, 1992 in the said B.C.C.C. Suit No.3612 of 1988 whereby the said Smt. Banubai Rashid Irani declared that she has no right in the said property and the said Mrs. Dumu Elis D'Silva and others are the absolute owners thereof and as such are entitled to deal with the said property. Pursuant to



Sat 3/23/2024

AND WHEREAS pending the hearing and final disposal of the aforesaid two suits, an application was made by the said Mrs. Dumu Elis D'Silva and others before the Agricultural Lands Tribunal, for declaring them as deemed purchasers under the provisions of the Bombay Tenancy & Agricultural Lands Act, 1948, and the said Mrs. Dumu Elis D'Silva and others were declared as deemed purchasers under the provisions of the said Act and they paid purchase price to the Tahsildar, Borivli, who in turn paid the said purchase price to Mrs. Banubai Rashid Irani.

AND WHEREAS The Agricultural Lands Tribunal and Additional Tahsildar on 18th September 1991 issued a Certificate for purchase under Section 32(M) of The Bombay Tenancy & Agricultural Lands Act, 1948 which has been duly registered with the Sub-Registrar of Assurances at Bandra under Serial No.7191 of 1991 of Vol.N 264/8 page 683.

AND WHEREAS pending the hearing and final disposal of the above recited two suits the said Mrs. Dumu Elis D'Silva and others, the heirs of the said Mr. Elis D'Silva, and the said Jerome by an Agreement dated 22nd October, 1991 agreed to sell the said property described in the first schedule hereunder written to the promoters herein at or for the price and on the terms and conditions mentioned therein.

AND WHEREAS subsequently the said Mrs. Dumu Elis D'Silva and others took out a Chamber Summons against

Handwritten notes in Marathi:
 ७०
 ११/०९/१९९१ २/१२/९१



Sat 3/23/2024

the said consent terms, the said Mrs. Dumu Elis D'Silva and others put the promoters in possession of the said property in part performance.

AND WHEREAS pursuant to the said consent terms filed in the City Civil Court the said Smt. Banubai Rashid Irani withdraw the High Court suit filed by her against Smt. Dumu Elis D'Silva and four others.

AND WHEREAS as a result of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter to as "the Ceiling Act") which came into force in the State of Maharashtra on the 17th February, 1976 the Vendors are allowed to retain the said land.

AND WHEREAS a result of the said Agreement the Promoter is entitled and enjoined upon to construct building on the said land.

AND WHEREAS the Promoter being in possession of the said land and building thereon will be demolishing the old building and structures and constructing instead new multistoried building thereon.

AND WHEREAS Promoter has proposed to construct on the said land a new multistoried building consists of three wings viz. ground & 3 upper floors in wing B & C and ground floor and 7 upper floors in wing A (hereinafter referred to as "the said building").

AND WHEREAS the Promoter has entered into a standard agreement with Shri Bhupendra Patrawal an



Handwritten signature and text at the bottom left of the page.

Sat 3/23/2024



THIS AGREEMENT MADE at Bombay, this
19th day of January in the Year One Thousand
95-96 ^{Five} ~~Six~~ Seven
 Nine Hundred and Ninety Two/Three BETWEEN M/s. Surya
 & Co. a Partnership firm duly registered under the
 provisions of Indian Partnership Act, 1932 having its
 registered office at 20/26, Tawa Bane, Pydhoni, Bombay
 400 003 hereinafter referred to as "the Promoter" (which
 expression shall unless mean and include it be repugnant
 to the context or meaning thereof be deemed to mean and
 include the partner or partners for the time being
 the said firm the Survivor or Survivors of them & the
 heirs executors, administrators and assigns of such last
 surviving partner of the One Part and MR/MRS./M/S. _____

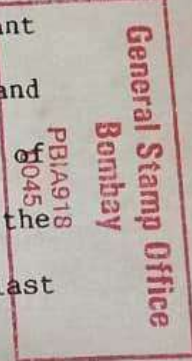
- (1) Vithal Laxman Gedia. And.
- (2) Lalji Laxman Gedia.

hereinafter

referred to as "the Flat Purchaser" (which expression
 shall unless mean and include it be repugnant to the
 context or meaning thereof be deemed to mean and include
 his/her/their heirs, executors, administrators and
 assigns) of the Other Part;

Handwritten notes in Marathi:
 18/1/97

Handwritten notes in Marathi:
 18/1/97

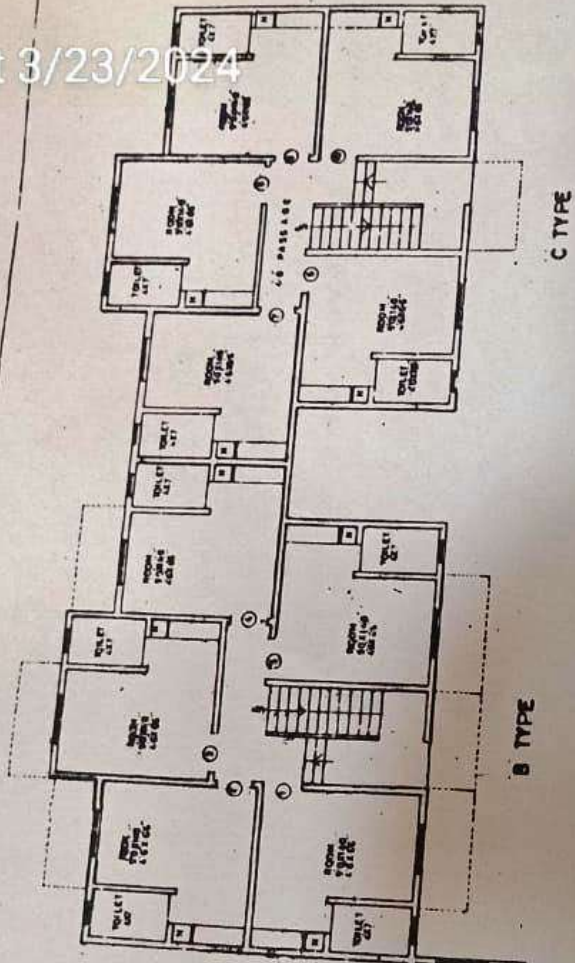


I. M. Patel
 Proper officer
 extend d Sale Court, Bandra
 General Stamp office, Bombay

Handwritten signature:
 27/1/97

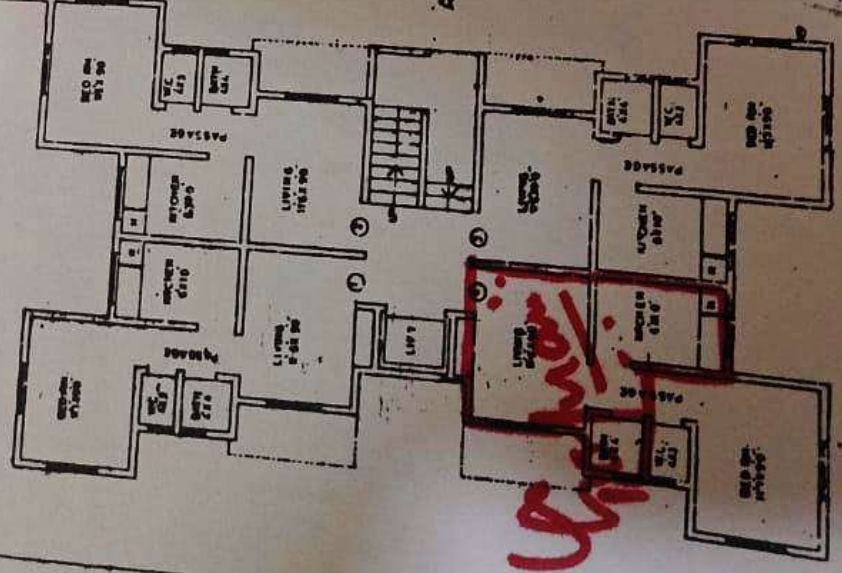
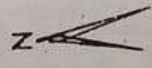
Handwritten initials:
 1/97

Sat 3/23/2024



GROUND FLOOR PLAN

Flat No. 2 - in wing - A.
 Admeasuring 235=00 sq ft.
 Build-up area.



PROPOSED BUILDING ON PLOT BEARING CT SNQ 1266 OF VILLAGE
 DAHISAR EAST



ENGINEER
 ARCHITECT
 PLANNING

Sat 3/23/2024

WHEREAS during his lifetime and Prior to 1st April 1956, one Mr. Elis D'Silva was an agriculturist and as such was an agricultural tenant and was carrying on agricultural activities personally on the property described in the First Schedule hereunder written (hereinafter referred to as "the said property").

AND WHEREAS the said Mr. Elis D'Silva died intestate at Bombay on or about 1st January, 1969 leaving behind his surviving his legal heirs his widow Mrs. Dumu Elis D'Silva and his sons Michael, John, Roger, Charles and Jerome.

AND WHEREAS the said Jerome died intestate on 9th January, 1989 leaving behind him surviving the persons named herein as the only legal heirs according to the Indian Succession Act, 1925 by which he was governed at the time of his death.

AND WHEREAS one Smt. Bhanubai Rashid Irani was claiming to be an owner of the said property as a result the said Mrs. Dumu Elis D'Silva and the aforesaid owners filed a Suit in the Bombay City Civil Court at Bombay being Suit No.3612 of 1988 against the said Smt. Banubai Rashid Irani restraining her from trespassing the said property and for other reliefs. Subsequently the said Smt. Banubai Rashid Irani also filed a suit in The High Court of Judicature at Bombay being Suit No.793 of 1990 against the said Smt. Damu Elis D'Silva and others for a declaration that she is the absolute owner of the said property, for possession and other reliefs.

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

Address : NEAR AVDHOT NAGAR, NEAR SUBWAY, DAHISAR (E), MUMBAI - 400 068.

Regn. No. MUM / WR / HSG / TC / 1267 / 2004-05 DT. 20-11-2004

THIS IS TO CERTIFY that the person(s) named in this Certificate is / are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. <u>1</u>	Certificate No. <u>1</u>
Name(s) of Holder(s) <u>MR. RAJNIKANT B. TRIVEDI</u>	
<u>FLAT-GR-02, MRS. PEENA R. TRIVEDI</u>	
No. of Shares held <u>FIVE</u>	(<u>5</u>)
	(In words) (In bold figures)
Distinctive No.(s) From <u>1</u>	To <u>5</u> (Both inclusive)

Given under the Common Seal of the Society this 20TH day of MARCH 2005



J D JOSHI Chairman

Shri K. P. Hon. Secretary

[Signature] Member of the Committee

Sat 3/23/2024

(Flat) A -
(Shop)

Unit - 1
A-2

AGREEMENT FOR SALE
OF FLAT / SHOP / GARAGE NO. 2, 1st FLOOR IN WING A/B OF

'SURYA KIRAN'

AT OFF. CHHATRAPATI SHIVAJI ROAD, NEAR AVDHOOT NAGAR,
DAHISAR (EAST), BOMBAY-400 068.

BUILDERS - PROMOTERS

M/S. SURYA & CO.

20/26, TAVA LANE, PYDHOONI, BOMBAY-400 003.

Sat 3/23/2024

बदर-२/
६६७८५६
२००१

.....4.....

THE SCHEDULE REFERRED TO ABOVE

Flat No 2, in Wing A, on Ground floor, admeasuring 235 Square feet built-up in the Building SURYA KIRAN, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumbai-400 068. A ll that piece or Parcel of land together with structure standing thereon and situate lying and be at Village Dahisar, Taluka Borivali in the Bombay Suburban District bearing Survey No.60, C.T.S. No.1246 of Village Dahisar and total admeasuring 21.5 gunths equivalent to 2501.5 Sq.yds. equivalent to 2175.19 Sq.mts. or thereabouts as per 7/12 extracts and as per P. R. Card 1993.1Sq.mts. or thereabouts and bounded as follows: that is to say: on or towards the North: by properties bearing C.T.S. No. No. 1329 and 1327 (part) ; on or towards the south: by properties bearing C.T.S. No. 1249 (part), 1251 (Part), 1251 (part), and 1243 (part); on or towards the East: by properties bearing C.T.S. No.1327 (part) 1242 (part), 1248 (part), and 1249 (part), and on or towards the West: by properties bearing C.T.S. No. 1330(part), 1525 (part), 1245(part), 1249(part), and 1243 (part).

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed there Respective hand the day and year first wherein above written.

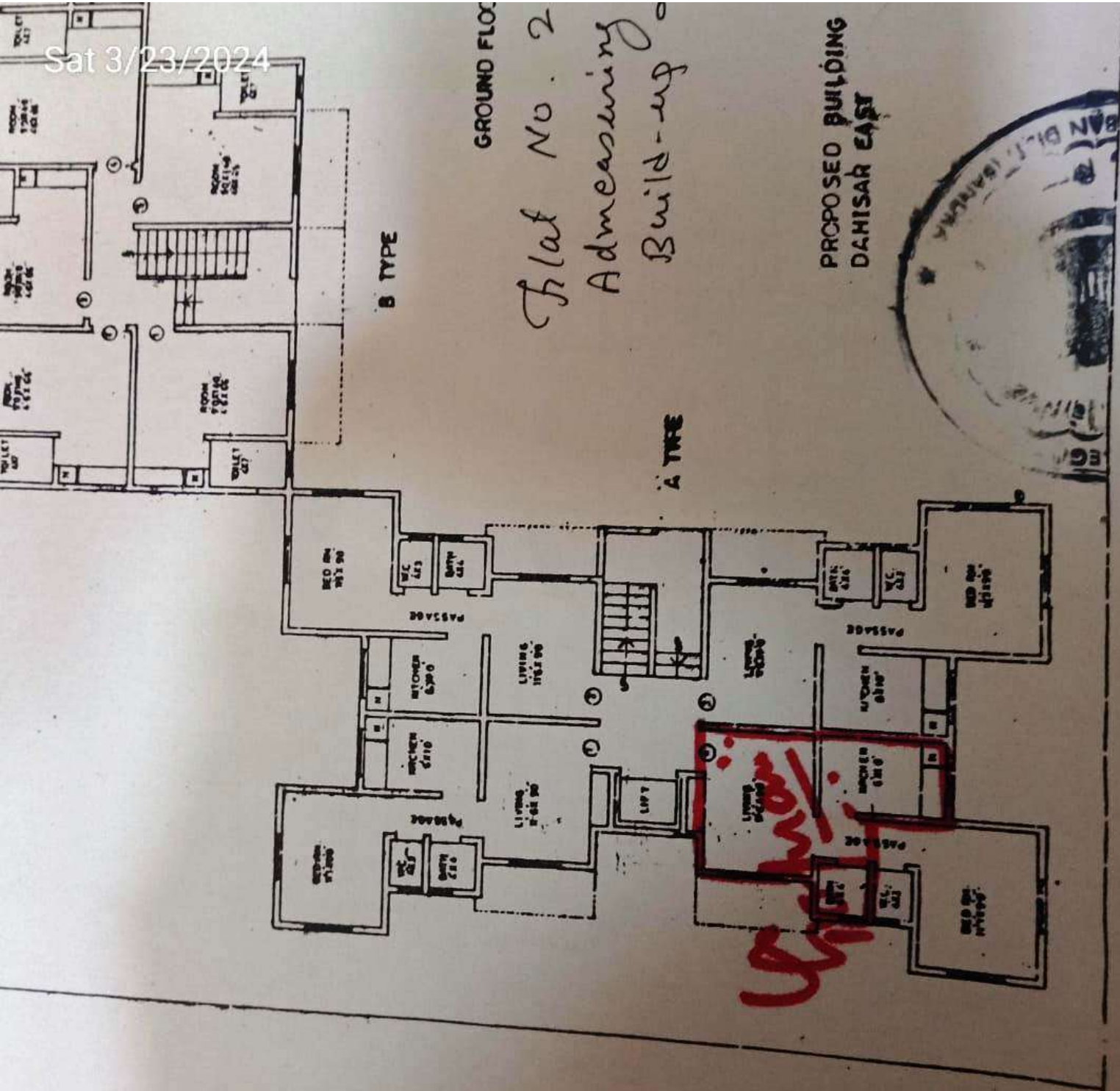
SIGNED AND DELIVERED by the)

Within named VENDORS)

MR. VITHAL LAXMAN GEDIA)

Handwritten signature in Marathi script: *वैशाली लक्ष्मण गेडिया*

Sat 3/23/2024



GROUND FLOOR

Flat No. 2
Admeasuring
Build-up

PROPOSED BUILDING
DAHISAR EAST



Sat 3/23/2024

.....3.....

२००९

possession of the same to the PURCHASER, without any Interruption of any person or persons. The VENDORS hereby agree and Undertake to indemnify and keep indemnified the PURCHASER for the same.

3. The VENDORS have agreed, in purchaser of para 1 above, that on receipt of the Total consideration price they shall deliver and hand over vacant and peaceful possession of the Said flat to the PURCHASER.
4. The VENDORS hereby covenant with the PURSHASER, that the vendors alone Shall be exclusively responsible for all maintenance dues and other charges due and Payable in respect of the said flat up to the date the PURCHASER and thereafter if Any amount is payable after the date of possession, the same shall be born and paid By the PURCHASER alone.
5. The VENDORS shall deliver to the PURCHASER the said original Agreements Dated 18/01/97, and all other original relevant papers and documents pertaining to The said Flat on completion of transaction of sale.
6. The VENDORS hereby agree and undertake to sign and execute all further Agreements, Sale Deed, Affidavits Declaration Forms, Application etc. on favour Of the purchaser, other Govt., Authorities for effective transfer of the said Flat and All incidental thereof.
7. The VENDORS do hereby agree with the PURCHASER that and the VENDORS Shall get the consent or N.O.C. of the builder for transfer of the said Flat in the Name of the PURCHASER. The VENDORS shall also complete all formalities for Transfer of the said flat to the name of the PURCHASER.
8. The VENDORS here to state and declare that the transfer Fees/ charges if any, Payable in respect of this transaction shall be borne and shall indemnify and keep Indemnified the PURCHASER against the same.
9. The stamp Duty and the registration charges incidental to this agreement of sale Shall be exclusively borne and paid by PURCHASER alone and shall also Indemnify and keep indemnified the VENDORS against all such cost and charges.



G

for do

Sat 3/23/2024

.....2.....

WHERE the vendors hereto have purchase from builder M/S. SURYA & CO, a residential Flat being, Flat No.2, Gr. Floor, **SURYA KIRAN**, A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East),Mumabi-400 068. Vide agreement dated 18/01/97 for lump sum price OF RS.2, 35,000/- (Rupees Two Lac Thirty Five Thousand only).

AND WHEREAS in pursuance of agreement dated 18/01/97, referred to above the VENDORS hereto paid the full consideration and were put in possession of Flat No.2, Gr. Floor, **SURYA KIRAN**, A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumabi-400 068.

AND WHEREAS the vendors are the sole, absolute and exclusive owner, fully seized and possessed or otherwise and well and sufficiently entitled to a Flat bearing Flat No.2, Gr. Floor, **SURYA KIRAN**, A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumabi-400 068. In the building known as **SURYA KIRAN** on what is popularly known As " On Ownership Basis", (Which is here in after for the sake of brevity's referred to as the Said flat).

AND WHEREAS the vendors have agreed to sell and transfer to the PURCHASER and Acquire all the rights, title and interest of the VENDORS in the said flat and the right to Receive shares in the said Building whenever the society will be formed on the term and Conditions as here in after appearing.

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY A
BETWEEN THE PARTIES HERETO AS FOLLOWS.

Sat 3/23/2024

२००८

.....4.....

THE SCHEDULE REFERRED TO ABOVE

Flat No 2.in Wing A, on Ground floor, admeasuring 235 Square feet built-up in the Building SURYA KIRAN, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumbai-400 068. A ll that piece or Parcel of land together with structure standing thereon and situate lying and be at Village Dahisar, Taluka Borivali in the Bombay Suburban District bearing Survey No.60, C.T.S. No.1246 of Village Dahisar and total admeasuring 21.5 gunths equivalent to 2501.5 Sq.yds. equivalent to 2175.19 Sq.mts. or thereabouts as per 7/12 extracts and as per P. R. Card 1993.1Sq.mts. or thereabouts and bounded as follows: that is to say: on or towards the North: by properties bearing C.T.S. No. No. 1329 and 1327 (part) ; on or towards the south: by properties bearing C.T.S. No. 1249 (part), 1251 (Part), 1251 (part), and 1243 (part); on or towards the East: by properties bearing C.T.S. No.1327 (part) 1242 (part), 1248 (part), and 1249 (part), and on or towards the West: by properties bearing C.T.S. No. 1330(part), 1525 (part), 1245(part), 1249(part), and 1243 (part).



IN WITNESS WHEREOF the parties hereto have here unto set and subscribed there Respective hand the day and year first wherein above written.

SIGNED AND DELIVERED by the

Within named VENDORS

MR. VITHAL LAXMAN GEDIA

MR. LALJI LAXMAN GEDIA

IN THE PRASENCE OF

[Signature]

SIGNED AND DELIVERED by the

Within named PURCHASER

RAJNIKANT BALVANTRAI TRIVEDI in the

PEENA RAJNIKANT TRIVEDI

Presence of [Signature]

[Signature]

)
) [Signature]

) [Signature]

)

)

)

)

)

)

)

)

)

)

)

)

RAJ TRIVEDI

Pinal R. Trivedi

SS

1003

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai. This 6th day of Sept. 2001.
BETWEEN 1). MR. VITHAL LAXMAN GEDIA AND 2). LALJI LAXMAN GEDIA,
Adults, Indian inhabitants of Mumbai, address at Flat No.2, Gr. Floor, **SURYA KIRAN**,
A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumabi-400 068 here in
After called and referred to as "THE VENDORS" (Which Expression shall unless it be
Repugnant to the contract of meaning thereof mean and include their heirs, executors and
Administrators and assign) of the ONE PART AND 1) SHRI RAJNIKANT BALVANTRAI
TRIVEDI, AND 2) SMT. PEENA RAJNIKANT TRIVEDI, Adult Indian inhabitant of
Mumbai, Residing at 2D-503/504, Labh Darshan, Near Subway off C.S. Road, Dahisar
(East), Mumbai - 400 068, here in after referred to as "THE PURCHASER" (Which
expression Shall unless it is repugnant to the contest of meaning thereof mean and include
his heirs, Executors and administrators and assign of the OTHER PART.

Sat 3/23/2024

GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MMRDA BLDG. BANDRA (E)
MUMBAI - 400 051
MAH/GSO/010



Rs ≈ 0007250

-6.9.2001

281993

00047

11061164

103
Rs 7250 (Rs Seven thousand two hundred fifty only)

BY. SUPERINTENDENT OF STAMPS
BANDRA.

दर-२/
६६६५२५
२००१

129/19067

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai. This 6th day of Sept. 2001.
 BETWEEN 1). MR. VITHAL LAXMAN GEDIA AND 2). LALJI LAXMAN GEDIA,
 Adults, Indian inhabitants of Mumbai, address at Flat No.2, Gr. Floor, SURYA KIRAN,
 A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumabi-400 068 here in
 After called and referred to as "THE VENDORS" (Which Expression shall unless it be
 Repugnant to the contract of meaning thereof mean and include their heirs, executors and
 Administrators and assign) of the ONE PART AND 1) SHRI RAJNIKANT BALVANTRAI
 TRIVEDI, AND 2) SMT. PEENA RAJNIKANT TRIVEDI, Adult Indian inhabitant of
 Mumbai, Residing at 2D-503/504, Labh Darshan, Near Subway off C.S. Road, Dahisar
 (East), Mumbai - 400 068, here in after referred to as "THE PURCHASER" (Which
 expression Shall unless it is repugnant to the contest of meaning thereof mean and include
 his heirs, Executors and administrators and assign of the OTHER PART.

धक
1881
य (१३/११/०१)
P.R. Trivedi

०००७२५० (१३/११/०१)

Sat 3/23/2024

Handwritten notes in a box: ११६५३१८, २००१

.....2.....

WHERE the vendors hereto have purchase from builder M/S. SURYA & CO, a residential flat bearing Flat No.2, Gr. Floor, SURYA KIRAN, A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumbai-400 068. Vide agreement dated 18/01/97 for lump sum price OF RS.2, 35,000/- (Rupees Two Lac Thirty Five Thousand only).

AND WHEREAS in pursuance of agreement dated 18/01/97, referred to above the VENDORS hereto paid the full consideration and were put in possession of Flat No.2, Gr. Floor, SURYA KIRAN, A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumbai-400 068.

AND WHEREAS the vendors are the sole, absolute and exclusive owner, fully seized and possessed or otherwise and well and sufficiently entitled to a Flat bearing Flat No.2, Gr. Floor, SURYA KIRAN, A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumbai-400 068. In the building known as SURYA KIRAN on what is popularly known As "On Ownership Basis", (Which is here in after for the sake of brevity's referred to as the Said flat).

AND WHEREAS the vendors have agreed to sell and transfer to the PURCHASER and Acquire all the rights, title and interest of the VENDORS in the said flat and the right to Receive shares in the said Building whenever the society will be formed on the terms and Conditions as here in after appearing

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

1. The VENDORS hereby agree to sell and transfer to the PURCHASER and the PURCHASER hereby agree to purchase and acquire from the VENDORS all the Rights, title and interest in the said Flat No.2, Gr. Floor, SURYA KIRAN, A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumbai-400 068. On (here in after referred to as " the said flat") for the lump sum Consideration Rs.4, 50,000/- (Rupees Four Lac Fifty Thousand only) payable as follows:
 - a) RS. 25,000/- on or before execution of this agreement.
 - b) Rs. 4,25,000/- against delivery of the physical possession of the said flat.
2. The VENDORS represented to the PURCHASER that the said flat is free from all encumbrances of any nature what so ever and that the VENDORS have full and absolute rights, title and powers to sell transfer and deliver vacant And peaceful



Handwritten signature and notes at the bottom right corner, including 'S2' and 'RMS'.

6) This cc issued & extended for G+3 upper fls of wing BLC only.

ISSUED
9 MAR 1995

Wakil
SEBON
HEBRAIN
Office
9/3/95
CEBPNIR

7) This cc is valid & further extended for work up to G+6 upper fl level of wing 'A' only.

ISSUED
3 MAY 1995

Wakil
SEBON
HEBRAIN
Office
15/5/95
CEBPNIR

8) This C.C. is now valid & further extended for entire work i.e. wing 'A' → G+7 upper floor, wing 'B' & 'C' → G+3 upper floors & wing 'D' → Plinth level only as per approved amended plan dt:- 28.3-1995.

ISSUED

13 JAN 2011
Handwritten signature
13/01/11
CEBPNIR
Handwritten signature
12/01/11
CEBPNIR
Handwritten signature
13-01-11
CEBPNIR

6) This cc issued & extended for
Gr + 3 upper fls of wing B & C only.

ISSUED
- 9 MAR 1995

Wound
seen
HEBPAIN
Office
9/3/95
CEBP (WS) R

7) This cc is valid & further extended for work
up to Gr + 6 upper fl level of wing 'A' only.

ISSUED

- 3 MAY 1995

Wound
seen
HEBPAIN
Office
15/5/95
CEBP (WS) R

8) This C.C. is now valid & further extended for entire
work i.e wing 'A' → Gr + 7 upper floor, wing 'B' & 'C' → Gr +
3 upper floors & wing 'D' → Plinth level only as per
approved amended plan dt:- 28.3.1995.

ISSUED

13 JAN 2011

Shankar
13/01/11
CEBP (WS) R
Handwritten signature
12/01/11
HEBPAIN
Handwritten signature
12-01-11
CEBP (WS) R

529

Office of the
Ex Eng Bldg Prop (W. S.) P. & R. Ward
Dr Babasaheb Ambedkar Market Bldg.
Vandivalli (West) Bombay-400 067
BRIHMAN MUMBAI MAHANAGARPALIKA

Issued Subject
to the provi
(Building and Regulation) Act 19

ISSUED

FORM "A"
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO. CHE/ 8692 /BP (WS)/AR/AR - 4 AUG 1992

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra
Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to
Shri Suresh L. Toprani C.A. to Owner Smt. Damubai Ellis D'silva & Ors

APPLICANT, to the development work

at premises at Street No. _____ Survey No. _____
Hissa No. _____ CTS No. 1246
of Village Dahisar

situated at Dahisar (E)
on the following conditions viz.:

This certificate is liable to be revoked by the Municipal Commis-
sioner for Greater Bombay if (a) 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 sanctioned plans (b) any of the
conditions subject to which the same is granted or any of the restrictions
posed by the Municipal commissioner for Greater Bombay is contravened
or not complied with (c) the Municipal Commissioner for Greater Bombay is
satisfied that the same is obtained by the applicant through fraud or
misrepresentation 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 section 43 or 45 of the Maharashtra
Regional and Town Planning Act, 1966, the Municipal Commissioner has
appointed Shri S. T. JHAVERI

Sat 3/23/2024

BY. SUPERINTENDENT
BANDRA.

दर-२/
६६६५/२/५
२००१

129/19067

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai. This 6th day of Sept. 2001.
 BETWEEN 1). MR. VITHAL LAXMAN GEDIA AND 2). LALJI LAXMAN GEDIA,
 Adults, Indian inhabitants of Mumbai, address at Flat No.2, Gr. Floor, **SURYA KIRAN**,
 A-Wing, Off. C. S. Road, Near Avdhoot Nagar, Dahisar (East), Mumabi-400 068 here in
 After called and referred to as "THE VENDORS" (Which Expression shall unless it be
 Repugnant to the contract of meaning thereof mean and include their heirs, executors and
 Administrators and assign) of the ONE PART AND 1) SHRI RAJNIKANT BALVANTRAI
 TRIVEDI, AND 2) SMT. PEENA RAJNIKANT TRIVEDI, Adult Indian inhabitant of
 Mumbai, Residing at 2D-503/504, Labh Darshan, Near Subway off C.S. Road, Dahisar
 (East), Mumbai - 400 068, here in after referred to as "THE PURCHASER" (Which
 expression Shall unless it is repugnant to the contest of meaning thereof mean and include
 his heirs, Executors and administrators and assign of the OTHER PART.

.....2.....

राजकान्त त्रिवेदी (प्रायः)

RAJ Trivedi

Piraj R. Trivedi

निबंधक

१६९९

१३/११/०१

श्री राजकान्त त्रिवेदी
P.R. Trivedi

Office of the
Ex Eng Bldg Prop (W.S.P & R. Ward)
Dr Babasaheb Ambedkar Market Bldg
Vandivali (West) Bombay-400087
BRIHMAN MUMBAI MAHANAGARPALIKA

54
This I.O.D. is issued Subject
to the provisions of the Urban I.
(Zoning and Regulation) Act 1973

ISSUED

FORM "A"
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO. CHE/ 8692 /BP (WS)/RE/AR - 4 AUG 1992

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, (Maharashtra Act No. XXXVII of 1961) to Shri Suresh L. Toprani C.A. to Owner Smt. Damubai Ellis P'silva & Ors APPLICANT, to the development work

at premises at Street No. _____ Survey No. _____
Hissa No. _____ CTS No. 1246
of Village Dahisar

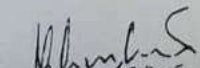
situated at Dahisar (E)
on the following conditions viz.:

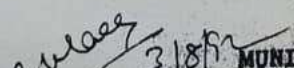
1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri S. T. JHAVERI Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
5. This C.C. is valid upto Plinth level of Wing 'B' & 'C' only.

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay


Executive Engineer Building Proposal (WS) P & R
FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY


3/8/92
REB/PLN


3/8/92
REB/PLN



Office of the
Ex Eng Bldg Prop (W.S) P & R. Ward
Dr Babasaheb Ambedkar Market Bldg
Vandivali (West) Bombay-400087
BRIHMAN MUMBAI MAHARAGARPALIKA

(Sealing and Registration) Act 19

ISSUED

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO. CHE/ 8692 /BP (WS)/RE/AR - 4 AUG 1992

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act, (Maharashtra Act No. XXXVII of 1961) to Shri Suresh L. Toprani C.A. to Ownr. Smt. Damubai Ellis D'silva & Ors. APPLICANT, to the development work

at premises at Street No. _____ Survey No. _____
Hissa No. _____ CTS No. 1246
of Village Dahisar

situated at Dahisar (E)
on the following conditions viz.:

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) 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 sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed S. T. JHAVERI Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
5. This C.C. is valid upto Plinth level of Wing 'B' & 'C' only.

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay

[Signature]
Executive Engineer Building Proposal (WS) P & R

FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

[Signature]
3/8/92
re: B.P.P.N

[Signature]
3/8/92
RZB/rd/v

160