### SALE DEED (Full and Final Payment)

This Sale Deed made and executed at Panvel this 25<sup>TH</sup> day of the month of APRIL in the Christian Year Two Thousand Twelve (2012)

### BETWEEN

MR. DEVINDER TREHAN, (PAN No. ACRPT9045P) Age 41 Years, Indian Inhabitant, Residing at – Balaji Heights 1202, Plot No. 7, Sector 31, Kamothe, Navi Mumbai, hereinafter referred to as 'THE TRANSFEROR/VENDOR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the FIRST PART.

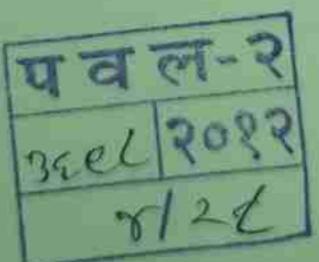
#### AND

MRS. NEENA VIJAY KAKKAR (PAN No. AKGPK4944B) Age 17 years
Indian Inhabitant, Residing at – Room No. 106 & 206, Shree Apartment.

Sector – 01, Kalamboli, Navi Mumbai – 410 218, hereinalter referred to as

'THE TRANSFEREE/ PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

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WHEREAS Vendor & Purchaser had jointly purchased Shop No. 28, on the Ground Floor, admeasuring Built up area of 26.01 sq. mtr. + loft area 08.82 sq.mtr. Built up area, in the building known as "SHREEJI SANGH CO-OPERATIVE HOUSING SOCIETY LTD.", Constructed on Plot No. 15 / 16, Sector No. 7. situated at New Panvel(W), Navi Mumbai, Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd., situated in the above said building in the Jurisdiction of Registration Sub District of Panvel, District Raigad and within the limits of CIDCO Ltd., by Registration Document No 03522-2004 dated 14/05/2004 at Panvel Sub Registrar Office, Panvel, from M/S. MITESH ENTERPRISES, through its Prop. MR. KHIMAJI DHARMASI PATEL, having address at-Neelkanth Bhuvan, Plot No. 35 & 36, Sector 18A, Nerul, Navi Mumbai.

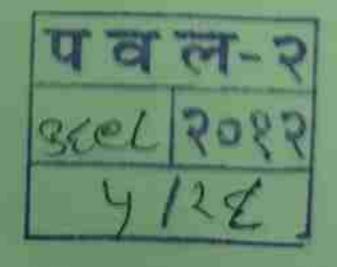
AND WHEREAS the Vendor is not in need of the said Shop, he has decided to sell and dispose it off.

AND WHEREAS the Purchaser/s are being interested in purchasing the said Shop, he approached the Vendor/s and a talk regarding said and purchase of the Shop took place between the parties.

AND WHEREAS on discussion, the Vendor/s agreed to self and the Purchaser/s have agreed to purchase the said shop for a total consideration of Rs. 10,50,000/- (Rupees Ten Lacs Fifty Thousand Only).

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below:

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# THE FIRST SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of land comprises and known as Plot No. 15/16, containing by an area of 2870.34 sq.mtr. situated at-Sector No. 7, at New Panvel (W), Navi Mumbai, within the jurisdiction of Registration, District Raigad and Registration Sub-District Thane, Tal. Panvel, Dist. Raigad and Bounded as under:

On or towards the North by : Plot No. 14 / 17

On or towards the South by : 5/11 mtr. Wide Road

On or towards the East by : II mtr. Wide Road

On or towards the West by : 20 mtr. Wide Road

## THE SECOND SCHEDULE ABOVE REFERRED TO

50% undivided Share in respect of Shop No. 28, on the Ground

Floor, admeasuring Built up area of 26.01 sq. mtr. + loft area 68.82

sq.mtr. Built up area, in the building known as "SHREET SANGE

CO-OPERATIVE HOUSING SOCIETY LTD.", Constructed on Plot

No. 15 / 16, Sector No. 7, situated at New Panvel(W) Navi Mumbai.

Tal. Panvel, Dist. Raigad within the limits of CIDCO Ltd.

प्रवास-२ उद्दर्श २०१२ २०/24 A--

दरतक्रमांक व वर्षः 3698/2012

Wednesday, April 25, 2012 1:14:11 PM

सूची क्र. दोन INDEX NO. II

नोवणी 63 म

Regn 03 77 5

गावाचे नाव: नविन पनवेल (नगर पालिका हह सिडको क्षेत्र)

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहरलालंश्णपञ व बाजारभाव (भाखेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद कराये) मोबदला रू. 1,050,000.00

初、知、 1,057,500.00

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

(1) वर्णनः उपविभाग 1/13\*\* शॉप नं 28,तळ मजला \*\*श्री जी संच का जॉ ही सामायहा लि" प्लॉट नं. 15 आणि 16, सेक्टर 7, नविन पनवेल पश्चिम ता पनवेल, जि रायगढ, बन्न २६,६१ चौ.मी बांधीव +लॉफ्ट 8.81 चौ.मी (या पंकी 50% हिस्सा समाईकातील अविनक्त हिस्सा ) (1)

दुय्यम निवंधक: सह दु.नि.पनवेल 2

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) देवेंद्र बेहन - -: घर/फ़लेंट नं: -: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: बालाजी हाईट 1202.से 31 कामोटे : शहप/गाव: -; वालुका: -; पिन: -; पेन नम्बर: ACRPT9045P.

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

(1) निना विजय कक्कर - -; घर/फ्लॅट नं; -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: १०६व २०६, श्री अपार्टमेंट,से १,कळबोली ; शहर/गाव: -; तालुका: -;पिन: पॅन नम्बर: AKGPK4944B.

(7) दिनांक

करून दिल्याचा 25/04/2012

(8)

नोंदणीचा

25/04/2012

(९) अनुक्रमांक, खंड व पृष्ठ

3698 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

₹ 63450.00

(11) बाजारभावाप्रमाणे नोंदणी

क्तं 10600.00

(12) शेरा



सहदुव्यम निबंधक, वर्ग २ (पनवेल-२)

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

द्रायमी : ००-११-२२-२२०२ २४८१ / २२०२ २४२०

8042 CO22-22-53-00 SAOS

संदर्भ क्र.:

REF NO: CIDCO/BP/ATPO / 1/35

मुख्य कार्यालयः

'शिक्तको' मचन, शी.बी.बी., बेलापूर,

मुनी मूनर्च - ४०० ६१४.

दुरावती : ००-१५-२२-५५५५ ८५०० जीवस कल्यून-प्रश्नास्त्र द्वहरू

10-100 30/8/001

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building [ BUA=3566.744 Sq.mtrs. Comm. BUA=738.435 Sq.mtrs. Total BUA=4305.179 Sq.mtrs. (No. of Units R-108, C-38)] on Plot no. 15&16, Sector-07 at New Panvel (W) of Navi Mumbai completed under the supervision of M/s Dimensions has been inspected on 29/07/2004 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 29/08/2003 and that the development is fit for the use for which it has been carried out.

