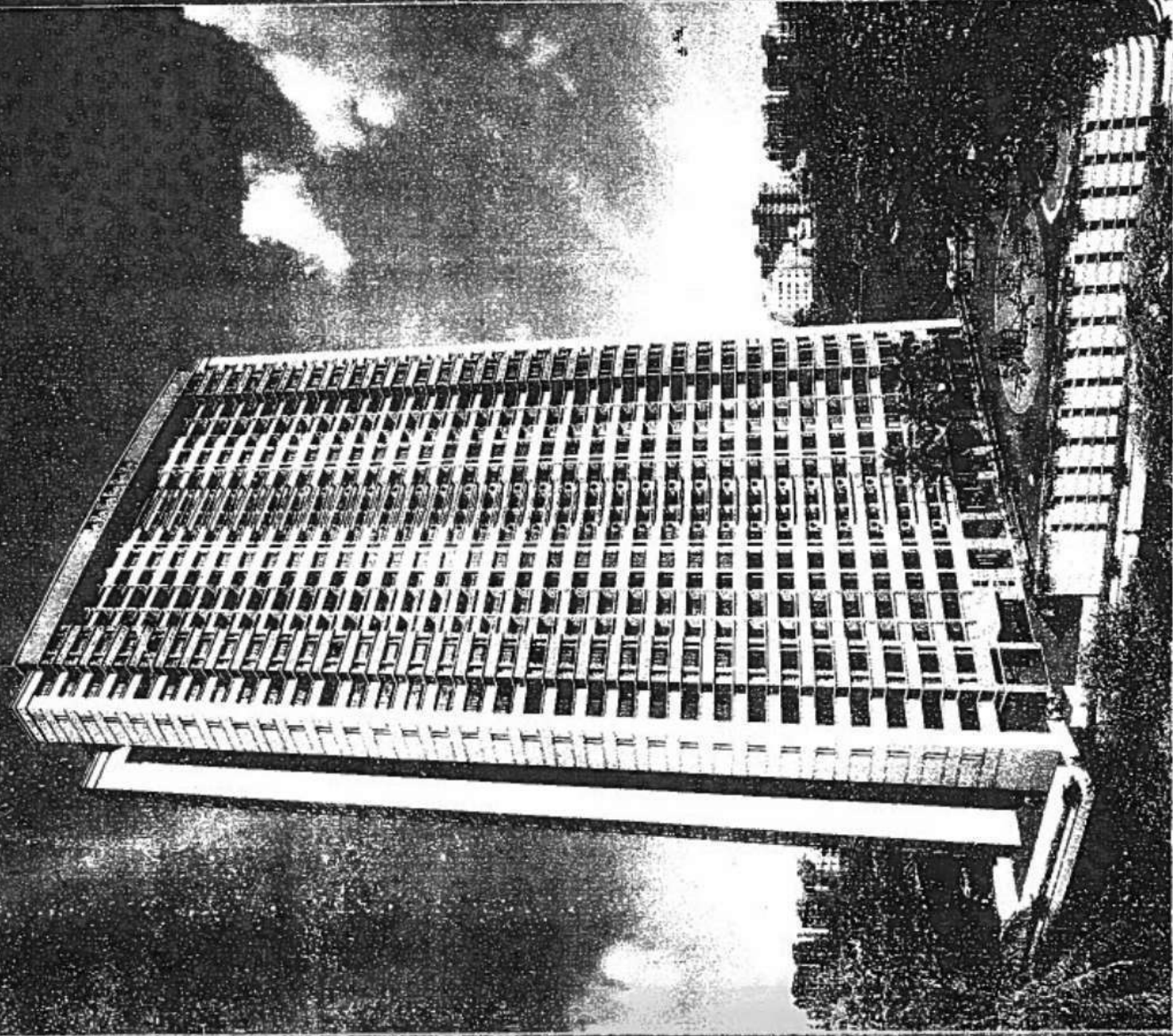




EVERSHINE CROWN



AGREEMENT FOR SALE OF

APARTMENT NO.            OF            FLOOR OF            WING

ON

**EVERSHINE CROWN**

Project: Evershine Crown (Tibekur Village), Karthikeyan (Chennai)

EVERSHINE BUILDERS PRIVATE LIMITED

Plot No. 20, Corner Opp. Pandey's, Adyar, Chennai - 600 028

Phone: 2643 2418 (4 Lines) 2643 2419

517/11411

Friday, November 15, 2019  
5:38 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 11963 दिनांक: 15/11/2019

गावाचे नाव: पोयसर

दस्तावेजाचा अनुक्रमांक: बरल9-11411-2019

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रोशांक अशोक शेटी

नोंदणी फी

दस्ता हाताळणी फी

पृष्ठांची संख्या: 136

₹. 30000.00

₹. 2720.00

एकूण:

₹. 32720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची, र' अंदाजे

5:57 PM ह्या वेळेस मिळेल

BRL9

बाजार मुल्य: ₹. 2356995.575/-

मोबदला ₹. 22700000/-

भरलेले मुद्रांक शुल्क : ₹. 14140000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹. 720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1511201903395 दिनांक: 15/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 30000/-

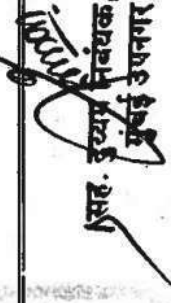
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008326522201920S दिनांक: 15/11/2019

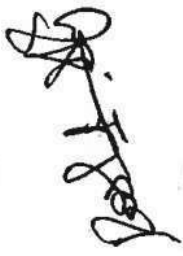
बँकेचे नाव व पत्ता: IDBI

3) देयकाचा प्रकार: DHC रक्कम: ₹. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1511201903294 दिनांक: 15/11/2019

बँकेचे नाव व पत्ता:

  
सह. डायरेक्टर, निबंधक, बोरीवली-९,  
मुंबई उपनगर जिल्हा.





19/11/2019

## सूची क्र.2

दुयम निबंधक : सह दु.नि.बोरीवली 9  
दस्त क्रमांक : 11411/2019

नोंदणी :

Regn:63m

## गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार  
(2) मोबदला  
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

करारनामा  
22700000

23564995.575

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

(5) क्षेत्रफळ

1) 91.75 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले तऱ्हे.

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

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: अपार्टमेंट नं: 2401, माळा नं: 24, हॉबिटेबल फ्लोर, विंग बी, इमारतीचे नाव: एवरशायन क्राउन, ब्लॉक नं: ठाकूर विलेज, कादिवली पूर्व, मुंबई 400101, इतर माहिती: सोबत एक कार पार्किंग, दस्तात नमुद केल्याप्रमाणे ( C.T.S. Number : 809/A/1/5 ; ) )

1): नाव:- में/- एव्हरशायन बिल्डर्स प्रा लि चे ऑथोराइज सीनेटरी राजकुमार लुधानी तर्फे मुखत्यार विवेक कदम वय: 40; पत्ता:- प्लॉट नं: ऑफिस नं.102, माळा नं: 1, इमारतीचे नाव: कृष्णा पॅलेस, ब्लॉक नं: साईधाम मंदिर जवळ, ठाकूर कॉम्प्लेक्स, कादिवली पूर्व, मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हाईवे, महाराष्ट्र, MUMBAI. पिन कोड:- 400101 पं नं:- AAACE2480P

2): नाव: में/- बॉम्बे रियल ईस्टेट डेव्हलपमेंट कंपनी लि चे ऑथोराइज सीनेटरी राजकुमार लुधानी तर्फे मुखत्यार विवेक कदम वय: 40; पत्ता:- प्लॉट नं: ऑफिस नं.102, माळा नं: 1, इमारतीचे नाव: कृष्णा पॅलेस, ब्लॉक नं: साईधाम मंदिर जवळ, ठाकूर कॉम्प्लेक्स, कादिवली पूर्व, मुंबई, रोड नं: वेस्टर्न एक्सप्रेस हाईवे, महाराष्ट्र, MUMBAI. पिन कोड:- 400101 पं नं:- AAACB2092E

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

1): नाव:- रोशांक अशोक शेटी वय:- 31; पत्ता:- प्लॉट नं: ए-601, माळा नं: 1, इमारतीचे नाव: कैलाश टॉवर, ब्लॉक नं: रीजेन्सी हॉटेल समोर, अंधेरी पूर्व, मुंबई, रोड नं: प्रो. एन.एस फडके मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400069 पं नं:- BSLPS5135A

2): नाव:- गीता अशोक शेटी वय:- 57; पत्ता:- प्लॉट नं: ए-601, माळा नं: 1, इमारतीचे नाव: कैलाश टॉवर, ब्लॉक नं: रीजेन्सी हॉटेल समोर, अंधेरी पूर्व, मुंबई, रोड नं: प्रो. एन.एस फडके मार्ग, महाराष्ट्र, मुंबई. पिन कोड:- 400069 पं नं:- AYXPS3111R

(9) दस्तऐवज करून दिल्याचा दिनांक

15/11/2019

(10) दस्त नोंदणी केल्याचा दिनांक

15/11/2019

(11) दस्त नोंदणी करणारे अधिकारी

11411/2019

दस्तावेजाचा मूल्य

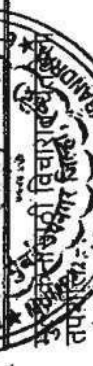
1414000

दस्तावेजाचा मूल्य

30000



खरी प्रत



सह. दुयम निबंधक, बोरीवली-९,  
मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क आकारण्यात निवडलेला तपसविधि :-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

**Integrated Governance enabling You to Do Business Easily**

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 16/11/2019 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

|   |  |  |                              |
|---|--|--|------------------------------|
| Valuation ID  | 20191153260  | मूल्यांकन पत्रक ( शहरी क्षेत्र - बाधीव ) | 15 November 2019,03:14:42 PM |
| मूल्यांकनाचे वर्ष   | 2019   |  |                              |
| जिल्हा  | मुंबई(उपनगर)   |  |                              |
| मुख्य विभाग   | 78-पोईसर ( बोरीवली )   |  |                              |
| उप मुख्य विभाग  | 78/351A भुभाग:खातील विभागातील सिटीएस न मधील मिळकती   |  |                              |
| सर्व्हे नंबर /न. भू. क्रमांक :  | इतर #  |  |                              |
| वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.                                   | निवासी सदनिका  | कार्यालय                                 | ओद्योगिक                     |
| खुली जमीन   | 195600   | 242900                                   | 195600                       |
| बांधीव क्षेत्राची माहिती  |  |  |                              |
| बांधकाम क्षेत्र(Built Up)   | 91.75चौरस मीटर   | मिळकतीचा वापर-                           | मिळकतीचा प्रकार-             |
| बांधकामाचे वर्गीकरण-  | 1-आर सी सी   | मिळकतीचे वय-                             | मूल्यदर/बांधकामाचा दर -      |
| उदवाहन सुविधा-  | आहे.   | मजलां-                                   | Rs.195600/-                  |
| प्रकल्पाचे क्षेत्र-   | 10 hector and above  |  |                              |
| Sale Type - First Sale  |  |  |                              |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 |  |  |                              |
| (सूत्र) प्रकल्पाचे क्षेत्रानुसार दर                                       | = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 110 %).   |  |                              |
| प्रकल्पाचे क्षेत्रानुसार  | निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.215160/-  |  |                              |
| मजला निहाय घट/वाढ   | = 115% apply to rate= Rs.247434/-  |  |                              |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर                               | =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर)   |  |                              |
|   | = (( (247434-117400) * (100 / 100 ) )+117400 )   |  |                              |
|   | = Rs.247434/-  |  |                              |
| A) मुख्य मिळकतीचे मूल्य   | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र   |  |                              |
|   | = 247434 * 91.75   |  |                              |
|   | = Rs.22702069.5/-  |  |                              |
| ब) बदिल्ल वाहन तळाचे क्षेत्र  | 13.95चौरस मीटर   |  |                              |
| बदिल्ल वाहन तळाचे मूल्य   | = 13.95 * ( 247434 * 25/100 )  |  |                              |
|   | = Rs.862926.075/-  |  |                              |
| एकत्रित-अंतिम मूल्य   | = मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेईबार्डन मजला क्षेत्र मूल्य + लागत्या गाळीचे मूल्य + वरील गाळीचे मूल्य + बदिल्ल वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बदिल्ल शाळकनी |  |                              |
|   | = A + B + C + D + E + F + G + H + I  |  |                              |
|   | = 22702069.5 + 0 + 0 + 0 + 862926.075 + 0 + 0 + 0 + 0 + 0  |  |                              |
|   | =Rs.23564995.575/-   |  |                              |

Home Print



बरल - ९ /  
२०१९

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पत्राची

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16260556831516

Bank/Branch: IBKL - 6910332/MUMBAI- BANDRA WEST  
Pmt Txn id : 240185321  
Pmt DcTime : 14-NOV-2019@11:37:06  
ChallanIdNo: 69103332019111450347  
District : 7101-MUMBAI

Stationery No: 16260556831516  
Print DcTime : 14-NOV-2019 16:42:17  
GRAS GRN : MH008326522201920S  
Office Name : IGR191-BRL2 JT SUB REG  
GRN Date : 14-Nov-2019@16:25:18

StDuty Schm: 0030045501-75/STAMP DUTY

StDuty Amt : R 14,14,000/- (Rs One Four, One Four, zero zero zero only)

RgnFee Schm: 0030063301-70/Registration Fees

RgnFee Amt : R 30,000/- (Rs Three zero, zero zero zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable  
Prop Descr : EVERSINE CROWN, FLAT NO 2401, 24TH FLR WING B, POISAR VILLAGE, THAKUR  
VILLAGE, KANDIVALI EAST, MUMBAI, Maharashtra, 400101  
Duty Payer: PAN-BSLP55135A, ROSHANK ASHOK SHETTY

Other Party: PAN-AAACE2480P, EVERSINE BUILDERS PVT

Bank Officer's Name & Signature  
Official Name & Signature  
Space for customer/office use



--- Please write in this line

*[Handwritten signatures]*  
Gosh A S M

|                                |                                |                                |
|--------------------------------|--------------------------------|--------------------------------|
| बल - १/                        |                                |                                |
| <i>[Handwritten signature]</i> | <i>[Handwritten signature]</i> | <i>[Handwritten signature]</i> |
|                                |                                | २०१९                           |

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

# Data of ESBTR for GRN MH008326522201920S

## Bank - IDBI BANK

**Bank/Branch** : IBKL - 6910332/MUMBAI- BANDRA WEST  
**Pmt Txn Id** : 240185321  
**Stationary No** : 16260556831516  
**Pmt DtTime** : 14/11/2019 11:37:06  
**Print DtTime** : 14/11/2019 16:42:17  
**ChallanIdNo** : 69103332019111450347  
**GRAS GRN** : MH008326522201920S  
**District** : 7101 / MUMBAI  
**GRN Date** : 14/11/2019 16:25:18  
**Office Name** : IGR191 / BRL2\_JT SUB REGISTRAR BORIVALI 2

**StDuty Schm** : 0030045501-75/ Stamp Duty(Bank Portal)  
**StDuty Amt** : Rs 14,14,000.00/- (Rs Fourteen Lakh Fourteen Thousand Rupees Only )

**RgnFee Schm** : 0030063301-70 / Registration Fee  
**RgnFee Amt** : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only )

**Only for verification not to be printed and used**

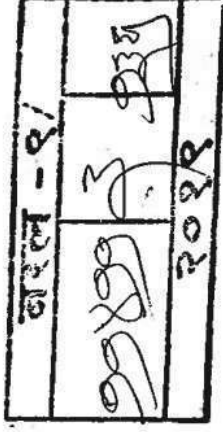
**Article** : B25  
**Prop Mvblty** : Immovable  
**Consideration** : 2,27,00,000.00/-  
**Prop Descr** : EVERSHINE CROWNFLAT NO 240124TH FLR WING BPOISAR VILLAGE , THAKUR VILLAGEKANDIVALI EASTMU  
 : Maharashtra  
**Duty Payer** : PAN-BSLPS5135A ROSHANK ASHOK SHETTY  
**Other Party** : PAN-AAACE2480P EVERSINE BUILDERS PVT LTD  
**400101**

**Bank Scroll No** : --  
**Bank Scroll Date** : --  
**RBI Credit Date** : --  
**Mobile Number** : 919819631339



### Challan Defaced Details

| Sr. No.                 | Remarks        | Defacement No.   | Defacement Date     | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|-------------------|
| 1                       | (IS)-517-11411 | 0004306924201920 | 15/11/2019-17:59:06 | 30000.00          |
| 2                       | (IS)-517-11411 | 0004306924201920 | 15/11/2019-17:59:15 | 1414000.00        |
| Total Defacement Amount |                |                  |                     | 14,44,000.00      |

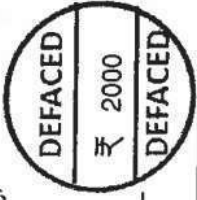




**Receipt of Document Handling Charges**

PRN 1511201903294 Receipt Date 15/11/2019

Received from ROSHANK ASHOK SHETTY, Mobile number 9920041734, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11411 dated 15/11/2019 at the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District



**Payment Details**

Bank Name IBKL Payment Date 15/11/2019  
Bank CIN 10004152019111502468 REF No. 240355431  
Deface No 1511201903294D Deface Date 15/11/2019

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



बयल - ९ / ११  
२०१९



**D H C**  
Document Handling Charges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1511201903395 Receipt Date 15/11/2019

Received from ROSHANK ASHOK SHETTY, Mobile number 9920041734, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 11411 dated 15/11/2019 at the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District

DEFACED  
₹ 720  
DEFACED

#### Payment Details

|           |                      |              |            |
|-----------|----------------------|--------------|------------|
| Bank Name | IBKL                 | Payment Date | 15/11/2019 |
| Bank CIN  | 10004152019111502546 | REF No.      | 2403566506 |
| Deface No | 1511201903395D       | Deface Date  | 15/11/2019 |

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





*Geeta Ashok Shetty*  
*Geeta Ashok Shetty*

*[Signature]*

AGREEMENT FOR SALE

This Agreement for Sale made at Mumbai, this 15<sup>th</sup> day of November, in the year Two Thousand and Nineteen,

**BETWEEN**

(1) **Evershine Builders Private Limited**, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (West), Mumbai 400 050 and (2) **Bombay Real Estate Development Company Private Limited**, a company incorporated under the Companies Act, 1956, and existing under the Companies Act, 2013, having its registered office at Noshirwan Mansion, 3<sup>rd</sup> Floor, Henry Road, Colaba, Mumbai 400 005, hereinafter respectively referred to as "Evershine" and "BREDCO" collectively referred to as the "Promoters" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective successors and assigns) of the **One Part**,

**AND**

**Mr. Roshank Ashok Shetty and Mrs. Geeta Ashok Shetty**, both adults, Indian Inhabitant/s having their address at A-601, Kailash Tower, Proton Marg, Opp. Regency Hotel Andheri (E) Mumbai-400 069, hereinafter referred to as "Allottee/s" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of an individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators and permitted assigns) of the **Other Part**.

The Promoters and the Allottee/s are hereinafter, wherever the context may so require, individually referred to as "Party" and collectively referred to as "Parties".



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|--------------------|--------------------|
| <i>[Signature]</i> | <i>[Signature]</i> |
| <i>[Signature]</i> | <i>[Signature]</i> |

*[Signature]*

*[Signature]*

Whereas:

(A). By and under the duly registered Deed of Conveyance dated 24<sup>th</sup> July, 1951, registered in the Office of the Sub-Registrar of Assurances at Mumbai, vide Serial No. 4212 on 17<sup>th</sup> November, 1951, made by and between Nanabhoy Byramjee Jeebeehoy (hereinafter referred to as the "Nanabhoy") as Vendor of the One Part and Byramjee Jeebeehoy Pvt. Ltd. (formerly known as Byramjee Jeebeehoy Ltd.) (hereinafter referred to as "BJPL") as Purchaser of the Other Part, Nanabhoy sold, transferred, conveyed and assigned unto BJPL, lands admeasuring in the aggregate approximately 972 acres and 8.25 Gunthas situate, lying and being at Revenue Village of Poisar, then in Thane District in the Island of Salsette, Taluka Borivali, Mumbai Suburban now in Brihanmumbai (hereinafter collectively referred to as the "Entire Lands");

(B). By and under the Agreement dated 29<sup>th</sup> June, 1982 made by and between BJPL as Owner of the One Part and BREDDCO as the Developer of the Other Part (the, "1982 Agreement"), BJPL agreed to sell and convey, and also agreed to grant development rights, to BREDDCO, *inter alia*, in respect of the lands admeasuring 370 Acres 22 Guntha 12 Ares out of the Entire Lands, on the terms and conditions contained in the said 1982 Agreement (hereinafter referred to as the "Larger Land");

(C). By and under the Consent Terms dated 21<sup>st</sup> December, 1988 filed in the Hon'ble Bombay High Court in the Company Petition No. 868 of 1988 filed by Byramjee Nanabhoy Jeebeehoy (son of Nanabhoy) & others as Petitioners of the One Part, and BJPL of the Other Part, Nanabhoy Jeebeehoy Private Limited (hereinafter referred to as the "NJPL") & Others as the Respondents of the Other Part, (hereinafter referred to as the "NJPL Consent Terms"), *inter alia*, the Larger Land, stood transferred to, and as the ~~entire~~ Consent Terms", *inter alia*, the Larger Land, stood transferred to, and Pursuant thereto, the Tahsildar mutated the name of NJPL in the records, *inter alia*, in respect of the Larger Land;



Pursuant thereto, the Tahsildar mutated the name of NJPL in the records, *inter alia*, in respect of the Larger Land; in favour of BREDDCO an Irrevocable Power of Attorney dated 28<sup>th</sup> which has been stamped, granting to BREDDCO various powers and authorities in respect of the development, sale, conveyance, assignment, transfer etc., of the Larger Land and other powers incidental thereto (hereinafter referred to as the "BREDDCO POA-I");

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also executed another Power of Attorney dated 3<sup>rd</sup> December, 2001 in favour of BREDDCO in respect of the Larger Land containing various powers, authorities and discretions relating to development rights certificates/ transferable development rights and related matters (hereinafter referred to as the "BREDDCO POA-II");

  
28/12/88