



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 31st day of **March, 2021** BETWEEN **MRS. MARILYN MIRANDA** age about 48 years, holder of Income Tax PAN No. **ACVPM3260H**, & **MR. KEVIN MIRANDA** age about 50 years, holder of Income Tax PAN No. **ACEPM7386D**, both Indian Inhabitants of Mumbai, having address at, Flat No.702, Cacilda Co. Op. Hsg. Soc. Ltd., situated at Survey No.119, CTS No.1000, 1000/1, 1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai-400103., hereinafter called "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assign) of the **ONE PART**.

AND

MR. YOGESH GAJANAN AMBARDEKAR age about 54 years, holder of Income Tax PAN No. **ABVPA4170B**, & **MRS. AMITA YOGESH AMBARDEKAR** age about 50 years, holder of Income Tax PAN No. **AIPPA3514L**, both Indian Inhabitants of Mumbai, having address at Flat No.B/206, Veda Apartment, Holy Cross Road, Near Bhavdevi Garadge, I. C. Colony, Borivali (West), Mumbai-400103., hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assign) of the **OTHER PART**.

Y. Ambardekar

A.Y. Ambardekar

Marilyn

Kevin

A. Y. Ambardekar

A. Y. Ambardekar

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Marilyn

Kevin

A.Y. Ambardekar
A. Y. Ambardekar

WHEREAS THE TRANSFERORS DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

a) Whereas By way of an Agreement dated 20th day of July, 2000, made and entered into between Mr Bruno A. Cardoza, Mr. Percy A. Cardozo, Ms. Nora M. Cardozo, Ms. Sira D. Cardozo, Mr. Mervin J. Cardozo and Ms. Zita F. Cardozo, therein called the Owners and Mr. Agnelo Menezes & Mr. Francis Menezes, therein called the purchasers of the residential premises bearing Flat No 702, on the 7th Floor, in the building known as Cacilda Apartment, situated at Survey No. 119, CTS No. 1000, 1000/1, 1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai-400103., flat are admeasuring 850 sq ft Super Built up, more particularly described in the schedule hereunder. And whereas the said original agreement is duly registered vide Registration Serial No PBDR/2-5310-2000 dated 13th day of September, 2000.



And whereas by way of Agreement for Sale dated 24th day of February, 2012, made and entered into between Mr. Agnelo Menezes and Mr. Francis Menezes, therein called the Transferors and Mrs. Marilyn Miranda and Mr. Kevin Miranda, therein called the Transferees of the abovesaid Flat premises. And whereas the said original agreement is duly registered vide Registration Serial No BDR11-01534-2012 dated 24th day of February, 2012.

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MIRANDA hereby		
Hsg. Soc. Ltd., ("the said society")		
2028		
Rs 50/ each		

And whereas the Transferors MRS. MARILYN MIRANDA and MR. KEVIN MIRANDA hereby declare that they are the joint members of Cacilda Co Op Hsg. Soc. Ltd., ("the said society") and is holding 5 fully paid up shares of No.020, and Member's Register No.020. And whereas said Cacilda Co-operative Housing Society Ltd., registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. MUM/(WR)/HSG/TC/12304/2003-2004/2003, and the Transferors herein jointly own and hold Flat No 702 on the 7th floor, in the said society building ("the said flat").

d) That in the premises aforesaid the Transferors are legally entitled to the said Flat together with benefits attached to it and that neither the Transferors herein personally or through any of their agent/s or constituted attorney has/have or had at any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Flat.

G.A. Cardoza
Declar.

WHEREAS THE TRANSFERORS DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

a) Whereas By way of an Agreement dated 20th day of July, 2000, made and entered into between Mr. Bruno A. Cardoza, Mr. Percy A. Cardozo, Ms. Nora M. Cardozo, Ms. Sira D. Cardozo, Mr. Mervin J. Cardozo and Ms. Zita F. Cardozo, therein called the Owners and Mr. Agnelo Menzes & Mr. Francis Menezes, therein called the purchasers of the residential premises bearing Flat No.702, on the 7th Floor, in the building known as Cacilda Apartment, situated at Survey No. 119, CTS No.1000, 1000/1, 1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai-400103., flat are admeasuring 850 sq. ft. Super Built-up, more particularly described in the schedule hereunder. And whereas the said original agreement is duly registered vide Registration Serial No. **PBDR/2-5310-2000** dated 13th day of September, 2000.

And whereas by way of Agreement for Sale dated 24th day of February, 2012, made and entered into between Mr. Agnelo Menezes and Mr. Francis Menezes, therein called the Transferors and Mrs. Marilyn Miranda and Mr. Kevin Miranda, therein called the Transferees of the abovesaid Flat premises. And whereas the said original agreement is duly registered vide Registration Serial No. **BDR11-01534-2012** dated 24th day of February, 2012.

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c)	४३६	१०/१२
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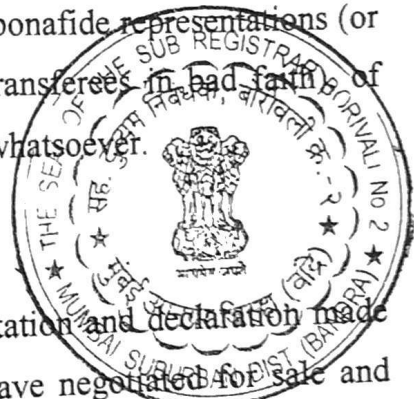
c) And whereas the Transferors MRS. MARILYN MIRANDA and MR. KEVIN MIRANDA hereby declare that they are the joint members of Cacilda Co. Op. Hsg. Soc. Ltd., ("the said society") and is holding 5 fully paid up shares of Rs.50/- each bearing distinctive No's from 61 to 65 under share certificate No.020, and Member's Register No.020. And whereas said **Cacilda Co-operative Housing Society Ltd.**, registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. **MUM/(WR)/HSG/TC/12304/2003-2004/2003**, and the Transferors herein jointly own and hold Flat No.702 on the 7th floor, in the said society building ("the said flat").

d) That in the premises aforesaid the Transferors are legally entitled to the said Flat together with benefits attached to it and that neither the Transferors herein personally or through any of their agent/s or constituted attorney has/have or had at any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said Flat.

e) That the title of the Transferors in respect of the said Flat with said benefits is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and license, charge, mortgage or any other encumbrances.

f) That the Transferors herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there was no and there is no dispute filed or pending or disposed off in respect of the said Flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Transferors.

g) That in the manner aforesaid the Transferors have truly, honestly, bonafidely and in good faith disclosed to the Transferees, all the material facts and circumstances in respect of the said Flat with said shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation to or concealment from the Transferees in bad faith) of anything whatsoever in that behalf and in any manner whatsoever.



AND WHEREAS upon the strength of the representation and declaration made by the Transferors to the Transferees, the parties have negotiated for sale and purchase of the said Flat in the said building on the said property with said shares and said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of **Rs. 1,32,50,000/- (Rupees One Crore Thirty Two Lakhs Fifty Thousand Only)** payable to the Transferors with vacant and peaceful possession of the said Flat with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the Transferors and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts.

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A. Y. Ambardekar
Ambardekar

[Handwritten Signature]

[Handwritten Signature]

AND WHEREAS the Transferors have informed the said Society and obtained the necessary permission from the said Society to sell, transfer and assign the said Flat to the Transferees.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said Flat in the said building on the said property with the said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

The Transferors hereby declare and confirm that what is recited hereinabove in respect of the said Flat shall be treated as representations and irrevocable declarations on their part as if the same are reproduced herein in verbatim and form part of this clause. The Transferors hereby confirm that the Transferees have agreed to purchase the said Flat relying upon the correctness of the declarations and representations made by the Transferors in these presents.

2. The Transferors shall sell, transfer, assign and assure and the Transferees shall purchase and acquire the Flat No. 702 on the 7th floor, in Cacilda Co. Op. Hsg. Soc. Ltd., situated at Survey No.119, CTS No.1000, 1000/1, 1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai-400103., and more particularly described in the schedule hereunder written along with attached furniture free from all encumbrances at or for the price **Rs. 1,32,50,000/- (Rupees One Crore Thirty Two Lakhs Fifty Thousand Only)** being the full consideration payable by the Transferees to the Transferors in the following manner:

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- i) **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** being the Part Consideration amount paid by the Transferees to the Transferors on or before the execution of this Agreement the receipt whereof the Transferors doth hereby admits, acknowledges and confirms at the foot of this agreement.
- ii) **Rs.48,67,500/- (Rupees Forty Eight Lakhs Sixty Seven Thousand Five Hundred Only)** being the Part Consideration amount paid by the Transferees to the Transferors on or before the execution of this Agreement the receipt whereof the Transferors doth hereby admits, acknowledges and confirms at the foot of this agreement.

Ambardekar

A.Y. Ambardekar

Patil

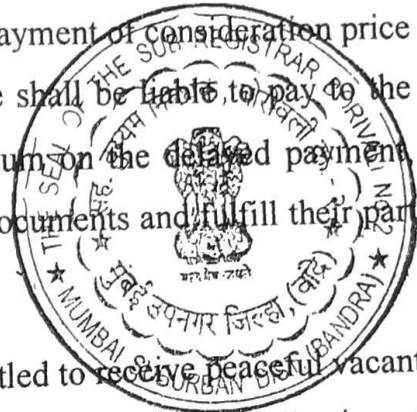
ii) **Rs.1,32,500/- (Rupees One Lakhs Thirty Two Thousand Five Hundred Only)** being the balance part consideration as a TDS to be deposited by Transferees as per section 194-1A of the Income Tax Act and the same shall be deemed to be received by the Transferors and the Transferees shall deposit the said TDS and shall produce the TDS challan to the Transferors before the completion of the transaction.

iii) **Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only)** being the balance full & final Consideration amount shall be payable by the Transferees to the Transferors on or before 30 working days from the date of registration hereof, by availing Housing Loan from any bank or from any financial institution or from their own contribution.

In performing their part of the contract both the parties shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the other.

3. It has been expressly agreed by the parties herein, that the time should be essence of the Contract, as far as (i) the payment of above given balance consideration and (iii) for handing over vacant and peaceful possession of the said Flat to the Transferees with clear and marketable title free from all encumbrances.

4. It is agreed that if the Transferee fails to make the payment of consideration price within the stipulated time aforesaid, the Transferee shall be liable to pay to the Transferor the interest at the rate of 12% per annum on the delayed payment provided the Transferor shall produce all the title documents and fulfill their part of the contract.



5. It is agreed that the Transferees herein shall be entitled to receive peaceful vacant possession of the said Flat from the Transferors on the day of the realization of the balance consideration amount stated in clause 2 (iii) hereinabove.

6. If the Transferors fail to complete the contract as per this agreement and the Transferees are willing to pay and fulfill their part of the agreement then the Transferors shall abide by the terms herein and shall be bound to complete the contract on their part.

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7. It is agreed between the parties that if there is any delay or default on any part of the parties in performing their part of the contract then the either party shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses.

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8. On receiving and on realization of the full consideration, the Transferors shall immediately put the Transferees in vacant possession of the said Flat and shall surrender their right, title and interest in favour of the Transferees and the Transferees shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said Flat.



The Transferors have obtained the necessary permission from the said society to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the Transferors including the deposits if any in favour of the Transferees and shall co-operate for further assuring in law and for better and more perfectly transferring all the rights, interest and benefits of the Transferors in respect of the said Flat unto the Transferees for exclusive use of Transferees thereof as aforesaid.

10. The Transferors covenant with the Transferees that only they are the absolute owners of the said Flat and hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said shares and in the said Flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licences, easement or otherwise howsoever and they have good right, full power and absolute authority to transfer and sell the same to the Transferees.

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1.	The Transferors further covenant with the Transferees that they have not created any charge or encumbrance of whatsoever nature on the said shares or the said Flat nor are the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order and they have not created any adverse right whatsoever in favour of any of one in respect of the same or any of them.	४३८८९४४२
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12. The Transferors shall hand over to the Transferees all those relevant papers, documents in their possession and control relating to the said Flat immediately on receiving the full consideration amount and shall also sign such other papers, applications, forms and declarations as may be required by the said Transferees from time to time for effectual transfer of the said Flat in the name of the Transferees.
13. The Transferors hereby declares that the said Flat is the self acquired property of themselves and that no one else except them, have any right, title and interest respect of the said Flat and the Transferees shall after payment of
- (Yambare) etc



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

SIGNED & DELIVERED BY

The withinamed TRANSFERORS

MRS. MARILYN MIRANDA
PAN NO. ACVPM3260H

)
)
)
Marilyn



MR. KEVIN MIRANDA
PAN NO. ACEPM7386D

)
)
Kevin



In the presence of *[Signature]*

- 1. *[Signature]*
- 2. *[Signature]*

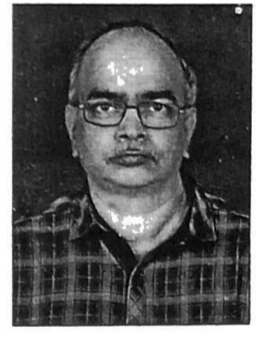
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SIGNED & DELIVERED BY

The withinamed TRANSFEREES

MR. YOGESH GAJANAN AMBARDEKAR
PAN NO. ABVPA4170B

)
)
)
Y. Ambardekar



MRS. AMITA YOGESH AMBARDEKAR
PAN NO. AIPPA3514L

)
A.Y. Ambardekar



In the presence of *[Signature]*

- 1. *[Signature]*
- 2. *[Signature]*

)
)
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NO. XIRIUD
MIRANDA
X
HUNDRED
Only
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RECEIPT

RECEIVED from Transferees **MR. YOGESH GAJANAN AMBARDEKAR AND MRS. AMITA YOGESH AMBARDEKAR**, a sum of **Rs. 1,00,00,000/- (Rupees One Crore Only)** as PART Consideration and TDS Amount against above mentioned said Flat No.702 on the 7th floor, in the building known as Cacilda Co. Op. Hsg. Soc. Ltd., situated at Survey No.119, CTS No.1000, 1000/1, 1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai-400103., or the due performance of the aforesaid Agreement for Sale as under:

Sr. No.	Cheque/RTGS/NEFT No.	Dated	Drawn on	Amount
1.	392759	22/03/2021	Axis Bank Ltd, Borivali West Branch	50,00,000/-
2.	392762	05/04/2021	Axis Bank Ltd, Borivali West Branch	48,67,500/-
3.				Rs.1,32,500/- (Being TDS Amount)

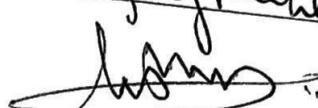
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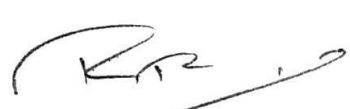
We Say received **Rs.1,00,00,000/-**


MRS. MARILYN MIRANDA


**MR. KEVIN MIRANDA
TRANSFERORS**

WITNESS:

1) Name: Ujjay Mehra


Signature: RASHMI BHAWRE


सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 2

दस्त क्रमांक : 4389/2021

नोंदणी :

Regn:63m

गावाचे नाव : एक्सर

करारनामा

13250000

12094237.89

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: कॅसील्डा को ऑप हौ सो लि, ब्लॉक नं: हॉली क्रॉस रोड,आय सी कॉलनी, रोड नं: बोरीवली पश्चिम मुंबई 400103, इतर माहिती: सदनिकेचे एकुण क्षेत्रफळ 850 चौ.फुट सुपर बिल्टअप PUI: RN0409090100000 ((C.T.S. Number : 1000,1001/2,1003 ;))

1) 78.99 चौ.मीटर

1): नाव:-मॅरील्यन मिरांडा वय:-48; पता:-प्लॉट नं: 702 , माळा नं: 7 वा मजला, इमारतीचे नाव: कॅसील्डा को ऑप हौ सो लि, ब्लॉक नं: हॉली क्रॉस रोड,आय सी कॉलनी , रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-ACVPM3260H

2): नाव:-केवीन मिरांडा वय:-50; पता:-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: कॅसील्डा को ऑप हौ सो लि, ब्लॉक नं: हॉली क्रॉस रोड,आय सी कॉलनी, रोड नं: बोरीवली पश्चिम मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400103 पॅन नं:-ACEPM7386D

1): नाव:-योगेश गजानन आंबर्डेकर वय:-54; पता:-प्लॉट नं: बी/206, माळा नं: -, इमारतीचे नाव: वेदा अपार्टमेंट, ब्लॉक नं: हॉली क्रॉस रोड,भावदेवी गॅरेज जवळ, रोड नं: आय सी कॉलनी,बोरीवली पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-ABVPA4170B

2): नाव:-अमिता योगेश आंबर्डेकर वय:-50; पता:-प्लॉट नं: बी/206, माळा नं: -, इमारतीचे नाव: वेदा अपार्टमेंट, ब्लॉक नं: हॉली क्रॉस रोड,भावदेवी गॅरेज जवळ, रोड नं: आय सी कॉलनी,बोरीवली पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-AIPPA3514L

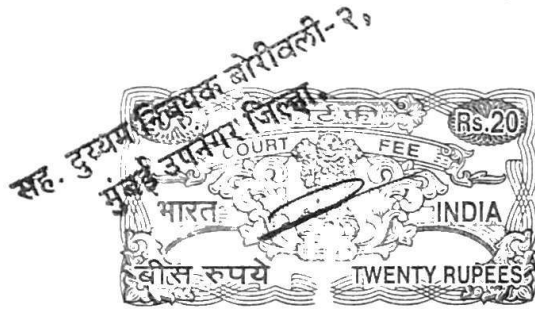
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कन्वे विघारात घेतलेला तपशील:-

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



खरी प्रत

सह दुय्यम निबंधक बोरीवली-२
मुंबई उपनगर जिल्हा.

JEROME F. SALDANHA
L.L.B.

Advocate & Notary
High Court, Bombay

4. Brightlands
195, Turner Road
Bandra [West]
Bombay - 400 050
Tel.: 642 66 64
640 48 06
Fax: 641 01 80

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title of (1)MR.BRUNO A.CARDOZO, (2)MR.PERRY A.CARDOZO, (3)MS.NORA M.CARDOZO, (4)MS.SIRA D.CARDOZO, AND (5)MS.ZITA F.CARDOZO. (hereinafter referred to as the "said Owners) to the property more particularly described in the Schedule hereunder written and hereinafter for brevity sake referred to as the "said Property".

By a Deed of Conveyance dated 23rd November, 1960, MRS.CACILDA CASSIANA CARDOZO, the mother of Owners herein had purchased the said property from (1)MR.PADMAN PANDU PATIL AND (2)MR.MANIK BARIK PATIL.

The said Mrs.Cacilda Cassiana Cardozo, died at Mumbai on 28.11.1974, leaving behind the Owners herein as her only heirs and legal representatives.

P. Ambardem

CACILDA CO-OPERATIVE HOUSING SOCIETY LTD.

BORIVLI (W), MUMBAI - 400 103.

Registered under the Maharashtra Co-operative Societies Act. 1960

(Registration No. MUM / (WR) / HSG / TC / 12304 / 2003-2004 / 2003)

SHARE CERTIFICATE

Share Certificate No. 020

Members Registration No. : 020

Date : 01.01.2006

THIS IS TO CERTIFY that Shri / Smt. Agneelo Menezes & Mr. Francis Menezes.

of Mumbai is the Registered Holder of Five fully paid up Shares of Rs. 50/= (Rupees Fifty) each
Numbered from 61 to 65 in **CACILDA CO-OPERATIVE HOUSING SOCIETY LIMITED**
Borivli (West), Mumbai - 400 103, subject to the Bye-laws of the said Society.

GIVEN under the Common Seal of the said Society at Mumbai this First Day
of January 2006.



[Signature]

Chairman

[Signature]


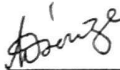
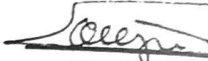


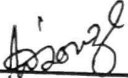


Hon. Secretary

[Signature]

Committee Member

Kevin Miranda - 9769970895 | 9324613078 | 9820346039 (MAR)

MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regd. No. of Transferor	To Whom Transferred	Regd. No. of Transferee
15.7.2012	33	20 	Mrs Marilyn Miranda & Mr Kevin Miranda  Authorised M. C. Member  Chairman	33  Secretary
11/10/2021		2 	MR. YOGESH G. AMBARDEKAR, & MRS AMITA Y. AMBARDEKAR  Authorised M. C. Member  Chairman	 Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary



AXIS BANK

22. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)			
23. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	AS ABOVE	AS ABOVE	AS ABOVE
24. CONTACT NO.	8389468153 7506207296	9920716808	7208307475
25. E-MAIL ID	atharvaambardekar50 @gmail.com	ambardekar.yogesh@ gmail.com	amita.fun2007@gmail. com
26. ADDRESS FOR CORRESPONDENCE [TICK (v) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

EXISTING BANKER DETAILS

PARTICULARS	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTOR
1. NAME OF THE BANK	UNION BANK OF INDIA	AXIS BANK	AXIS BANK
2. BANK BRANCH	I.C. colony	BORIVALI WEST	YOGI NAGAR
3. SB / OD ACCOUNT NO.	520101056608078	919010029652279	919010029652279
4. DIRECT / INDIRECT LIABILITY DETAILS	—	018010100061278	—
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

DETAILS OF THE COURSE / STUDENT (V) OPTIONS WHEREVER APPLICABLE

Adj 129/2000

Certificate under sec. 32 of Bombay Stamp Act. 1958

This is to certify that the instrument is full stamped under Article 25(d) of schedule I of Bombay Stamp Act. 1958 with which it is chargeable has been paid.

Adjudication Fee Rs. 50/- vide chalan dt. 8/9/2000

Dy. Inspector General of Registration and Dy. Controller of stamps. Mumbai AGREEMENT



THIS AGREEMENT made and entered into at Mumbai this 20th day of JULY 2000

BETWEEN

(1) MR. BRUNO A. CARDOZO, (2) MR. PERCY A. CARDOZO (3) MS. NORA M. CARDOZO, (4) MS. SIRA D. CARDOZO (5) MERVYN J. CARDOZO & (6) MS. ZITA F. CARDOZO, all Indian Inhabitants, having their address at "Agnela Villa", Room No.1, Mount Poincur, Borivali(W) Mumbai 400 103, hereinafter called the "OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART

AND

MR./MRS./Ms. AGNELO MENERES & FRANCIS MENERES.

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

Stamp unit with value 0060600/18.7.00

MAHARASHTRA SPECIAL ADHESIVE # 1118008112

18 JUL 2000

Rs. 2000/- IN WORDS TWO THOUSAND ONLY R.No.109

DY. SUPERINTENDENT OF STAMPS, BANDRA.

DAmbarsale

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be known as "CACILDA APARTMENT". The flats/shops/car park and garages in the said building shall be sold under the provisions of the Maharashtra Ownership Flats Act, 1961. The second building shall be constructed and retained by the owners herein for their own bonafide use and residence. The said building is being constructed on the property shown in red coloured boundary lines on the plan annexed hereto and shall always belong and owned by the owners and/or their heirs and assigns.

- D) Permission contemplated by Section 22 of the Urban Land (Ceiling & Regulations) Act, 1976, for Development has been obtained by the Owners.
- E) The Owners have entered into a standard agreement with M/s. BHUPENDRA PATRAWALA, Architect/s, registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects, The Owners have appointed M/s. R.D. MAGDUM, Structural Engineer/s, for the preparation of the structural designs and drawings of the said building and the Owners accept the professional supervision of the said Architect/s and Structural Engineer/s in the completion of the said building.
- F) The Purchaser/s has/have demanded from the Owners and the Owners have given inspection to the Purchaser/s of all the documents of title relating to the said property, the Development Agreement and the plans, design and specifications prepared by the Owners Architect/s and of such other documents as are specified under the Maharashtra Ownership flats (Regultion of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "said Act") and the rules made thereunder;

K) Relying upon the said application and Declaration, the Owners agree to sell to the Purchaser/s the said flat/open terrace/shop/garage/car parking space at the price and on the terms and conditions hereinafter appearing;

L) Under Section 4 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, the Owners are required to execute a written agreement for sale of the said flat/open terrace shop/garage/car parking space to the Purchaser/s being in fact these presents and also to get the same registered under the Indian Registration Act (Act 16 of 1908)

IT IS NOW HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The Owners shall construct the said building known as "CACILDA APARTMENT" consisting of ground and 7 upper floors on the said property in accordance with the plans, designs, and specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Owners may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

2. The Purchaser/s has/have seen the building plans and also the Particulars of the specifications in accordance with which the said building is to be constructed. The Owners shall be entitled to make such changes in the building plans (including change of user of the area therein) as the Owners may from time to time determine and as may be approved by the Municipal Corporation of Greater Bombay and other concerned authorities and the Purchaser/s hereby agree/s to the same. This shall operate as a irrevocable consent of the Purchaser/s to the Owners carrying out such changes in the building plans.

Ambarceem



common area and facilities appertaining to the said premises are as per particulars given in the Second Schedule hereunder written.

6. The Purchaser/s shall pay to the Owners the sum of Rs. 11,00,000/- (Rupees Eleven Lakh
Only)

only) as the purchase price of Rs. 11,00,000/-
(Rupees Eleven Lakh Only)

only) is inclusive of Rs. _____ (Rupees _____)

only) being the proportionate price of common areas and facilities of the said building. The said purchase price shall be paid by the Purchaser/s to the Owners in accordance with the instalments as under;

a) Rs. 165000/- being 15% of the purchase price as earnest money on the execution of this agreement;

b) Rs. _____ being _____ % of the purchase price on completion of the plinth;

c) Rs. _____ being _____ % of the purchase price on completion of First Slab;

d) Rs. _____ being _____ % of the purchase price on completion of Second Slab;

e) Rs. 500,000/- being _____ % of the purchase price on completion of Third Slab;

f) Rs. _____ being _____ % of the purchase price on completion of Fourth Slab;

Y.A. Ambardkar



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7. It is hereby expressly agreed that, the time for payment of each of the aforesaid instalments of the purchase price shall be the essence of the contract. In the event of the Purchaser/s making any default in the payment of any one installment of the purchase price, the Owners will be entitled to terminate this Agreement and in that event all the monies paid hereunder by the Purchaser/s shall be refunded to the Purchaser/s by the Owners (but without any interest, compensation, damages or costs) 60 days after the termination of this Agreement, and the Owners shall be entitled to sell and/or dispose of the said premises in favour of any third party and the Purchaser/s will have no right to object such sale/disposal of the said premises by the Owners.

8. Without prejudice to the above and the Owners other rights under this Agreement and/or in law the Purchaser/s shall be liable to pay to the Owners interest at the rate of 18% per annum on all amounts due under this Agreement, if such amounts remain unpaid for seven days or more after becoming due.

9. The Owners agree to give possession of the said premises to the Purchaser/s on or before 31st day of JULY 199²⁰⁰⁰ subject to availability of cement, steel, water for construction or other building materials and subject to strike, civil commotion or any act of God such as a quick flood or any other natural calamities and act of enemy or other cause beyond the control of the Owners. If the Owners shall fail to give possession of the said premises to the Purchaser/s on the aforesaid date and/or such further date as may be mutually extended then, it shall be at the option of the Purchaser/s to terminate this Agreement in which event the Owners shall forthwith, on demand, refund to the Purchaser/s all the monies paid by the

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands at Bombay on the day and year first hereinabove written.

SIGNED AND DELIVERED by the]
withinnamed "OWNERS"]
1. MR. BRUNO A. CARDOZO]
2. MR. PERCY A. CARDOZO]
3. MS. NORA M. CARDOZO]
4. MS. SIRA D. CARDOZO]
5. MR. MERVYN J. CARDOZO]
6. MS. ZITA F. CARDOZO]
]
in the presence of]

For MERVYN & PERCY CARDOZO

Mervyn
Auth. of the Signatories

1. *M. J. J.*
2. *B. Cardozo*

SIGNED AND DELIVERED by the]
withinnamed "PURCHASER/S"]
_____]
_____]
]
]
in the presence of]

Mervyn
Cardozo

WITNESSES:

1. *M. J. J.*
2. *B. Cardozo*



JEROME F. SALDANHA

Advocate & Notary
High Court, Bombay

L.L.B.

4, Brightlands
195, Turner Road
Bandra [West]
Bombay - 400 050
Tel.: 642 66 84
640 48 06
Fax: 641 01 80

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title of (1)MR.BRUNO A.CARDOZO, (2)MR.PERRY A.CARDOZO, (3)MS.NORA M.CARDOZO, (4)MS.SIRA D.CARDOZO, AND (5)MS.ZITA F.CARDOZO. (hereinafter referred to as the "said Owners) to the property more particularly described in the Schedule hereunder written and hereinafter for brevity sake referred to as the "said Property".

By a Deed of Conveyance dated 23rd November, 1960, MRS.CACILDA CASSIANA CARDOZO, the mother of Owners herein had purchased the said property from (1)MR.PADMAN PANDU PATIL AND (2)MR.MANIK BARIK PATIL.

The said Mrs.Cacilda Cassiana Cardozo, died at Mumbai on 28.11.1974, leaving behind the Owners herein as her only heirs and legal representatives.

P. Ambavdekar



दस्तावेज प्रकार (Nature of Document)	Agreement for sale
दस्तावेज क्रमांक (Reg. No.)	35573
वशाचा मुद्रांक (Stamp)	702 Cacilda APL Holy X Road I.C. Coly Borivali
मिळवणीचे (Property)	8600000
मोबदला (Stamp)	Marilyn Miranda
दस्तावेजाला (Name of the)	Agneelo Menezes
हस्तासल्यास (If through Nat.)	Soha Centre
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt)	412600
प्राधिकृत व्यक्तीची पुढ स्वाक्षरी (Authorized Person's Sign & Seal)	CITIZEN CREDIT CO-OP. BANK LTD. BORIVALI BRANCH



(Signature)
Authorised Signator

AGREEMENT FOR SALE

Articles of Agreement made at Mumbai this 24TH day of FEBRUARY 2012, between
1) MR. AGNELO MENEZES AND 2) MR. FRANCIS MENEZES, both adults, Indian Inhabitants of Mumbai, are owners of Flat No. 702, on the 7th Floor, "CACILDA" Co-op. Housing Society Ltd, situated at Survey No. 119, CTS No. 1000/1, 1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (W), Mumbai 400 103, hereinafter called '**Transferors**' (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 One Part, AND, **1) MRS. MARILYN MIRANDA, AND 2) MR. KEVIN MIRANDA**, both adults, Indian inhabitants, presently residing at A/301, AKSHITA AVENUE CHS Ltd., situated at Holy Cross Road, I. C. Colony, Borivali(W), Mumbai 400 103 hereinafter called the **Transferees** (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 Other Part.

Cont... on pg.. 2

(Signature)

(Signature)

Transferors

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(Signature)

INDIA
STAMP DUTY
MAHARASHTRA

R.04 128001-PB5481

129813

FEB 22 2012

11:37

R.04 128001-PB5481

129813

FEB 22 2012

11:37

MAHARASHTRA

CITIZEN CREDIT CO-OP. BANK LTD. BORIVALI BRANCH

FL 126001 - Four less Twelve Thousand Six Hundred 01

WHEREAS

By virtue of an agreement dated 20th July 2000, vide registration no. PRDR/5310/2000 dated 14/9/2000 entered into between 1) MR. BRUNO A. CARDOZO, 2) MR. PERCY A. CARDOZO, 3) MS. NORA M. CARDOZO, 4) MS. SIRA D. CARDOZO, 5) MERVYN J. CARDOZO & 6) MS. ZITA F. CARDOZO, all Indian Inhabitants, having their address at "Agnela Villa", Room No. 1, Mount Poincur, Borivali (W) Mumbai 400 103 therein referred to as "Builder" of the ONE PART AND 1) MR. AGNELO MENEZES, AND 2) MR. FRANCIS MENEZES therein referred to as "THE FLAT PURCHASERS" of the OTHER PART, purchased and acquired the Flat premises, being Flat No. 702, on the 7th Floor, in "CACILDA" Co-op. Housing Society Ltd., consistency of 2 bed room hall kitchen flat situated at **Survey No. 119, CTS No. 1000, 1000/1, 1000/2, 1003**, Holy Cross Road, I. C. Colony, Borivali (W), Mumbai 400 103, from the said BUILDERS and paid proper consideration thereof and took possession thereof.

The Transferors are in use, occupation and possession and/or otherwise well and sufficiently entitled to a Flat No. 702, on the 7th Floor, in "CACILDA" Co-op. Housing Society Ltd., situated at Survey No. 119, CTS No. 1000, 1000/1, 1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (W), Mumbai 400 103 (herein after for the sake of brevity referred to as "the said flat").

AND WHEREAS a Co-operative Housing Society in respect of the said building is formed and registered bearing Registration No. 1112/HSG/TC/12304/2003-2004/2003 and is know as "CACILDA" Co-op. Housing Society Ltd., (herein after called the said Society)



AND WHEREAS the transferors are a members and share holder holding five shares of Rs. 50/- (Rupees. Fifty only) each, bearing Sub-Reg. No. 150 (both inclusive) having share Certificate No. 020 of the Cacilda CHS Ltd.

AND WHEREAS the Transferees have approached the Transferors to transfer, convey and assign all their rights, title, and interest in and in respect of the said flat as the holder thereof and all other rights, including right of the occupation or incidental to the same, which the transferors have agreed to do.

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Mervyn J. Cardozo
Sira D. Cardozo

Transferors

Transferees

AND WHEREAS the parties herein are desirous of recording the terms and conditions of the sale transaction, transfer and assignment of right, title and interest of the transferors as the holder in respect of the said flat on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Transferors shall sell, transfer, assign and assure and the Transferees shall purchase and acquire the said flat i.e. Flat No. 702, admeasuring approximately 850 sq. ft. Super Built-up Area, of the building known "CACILDA" Co-op. Housing Society Ltd, situated at Survey No. 119, CTS No. 1000, 1000/1,1000/2, 1003, Holy Cross Road, I. C. Colony, Borivali (W), Mumbai 400 103 including 5 Shares of Rupees Fifty each, for total consideration of Rs. 86,00,000/- (Rupees Eighty Six Lakhs Only) payable by the transferees in the following manner.

a) The Transferees has paid an amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide Cheque No. 017246 dated 22 FEBRUARY 2012 Drawn on HDFC Bank LTD., I. C. Colony, Borivali (W) Mumbai on or before the execution of this agreement.

b) The Transferees shall pay BALANCE amount of Rs. 76,00,000/- (Rupees Seventy Six Lakhs Only) on or before 45 days from the date of execution of this agreement.

2. On receiving the full consideration as aforesaid the Transferors shall immediately put the Transferees in vacant & peaceful possession of the said flat and shall surrender their right, title and interest in respect of the said flat and the said shares in favour of the Transferees. The Transferees shall be entitled to quietly enter, occupy, possess and enjoy the said flat together with fittings, fixtures and other amenities attached thereto absolutely, for themselves without any let or hindrance.



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Transferors

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Transferees

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

SIGNED AND DELIVERED

by the Within named **TRANSEFRORS**

1) **MR. AGNELO MENEZES**

PAN :- AFNPM 4198K



Agnelo Menezes

2) **MR. FRANCIS MENEZES**

PAN:- APBPM 6625D



Francis Menezes

In the presence of GLEN CRASTO

Glen Crasto

SIGNED AND DELIVERED

by the within named **Transferees**

1) **MRS. MARILYN MIRANDA**

PAN :- ACVPM 3260H



Marilyn Miranda

&

2) **MR. KEVIN MIRANDA**

PAN : - ACEPM 7386D



Kevin Miranda

in the presence of

John



John

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STATE BANK OF INDIA
EDUCATION LOAN (03/17)
APPLICANT

 [PLEASE COMPLETE ALL PARTICULARS IN
BLOCK LETTERS AND TICK (V) OPTIONS
WHEREVER APPLICABLE]

CIF NO. (FOR OFFICE USE)

ACCOUNT NO. (FOR OFFICE USE)



(I) PERSONAL INFORMATION

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-BORROWER / GUARANTOR
FIRST NAME	ATHARVA	YOGESH	AMITA
MIDDLE NAME	YOGESH	GAJANAN	YOGESH
LAST NAME	AMBARDEKAR	AMBARDEKAR	AMBARDEKAR
FATHER'S / HUSBAND'S FIRST NAME	YOGESH	GAJANAN	YOGESH
FATHER'S / HUSBAND'S MIDDLE NAME	GAJANAN	RAMCHANDRA	GAJANAN
FATHER'S / HUSBAND'S LAST NAME	AMBARDEKAR	AMBARDEKAR	AMBARDEKAR
RELATIONSHIP WITH THE STUDENT	SON	FATHER	MOTHER
DATE OF BIRTH (MM/YYYY)	27/04/2000	19/06/1966	19/10/1970
RELIGION	HINDU / MUSLIM / CHRISTIAN / SIKH / PARSI / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARSI / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARSI / BUDDHIST / JAIN / OTHERS
CASTE CATEGORY	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS
GENDER	MALE / FEMALE / THIRD-GENDER	MALE / FEMALE / THIRD-GENDER	MALE / FEMALE / THIRD-GENDER
MARITAL STATUS	SINGLE / MARRIED	MARRIED	SINGLE / MARRIED
HIGHEST EDUCATIONAL QUALIFICATION	B.E	NCTVT	B.com
MARKS OBTAINED IN HIGHEST QUALIFICATION %	68.36	NA	NA
OCCUPATION	--	SERVICE	House wife
16. INCOME FROM ALL SOURCES (Rs.)	-	30 LAKHS (APPROX)	
17. PAN NO.*	ELIPA9791P	ABVPA4170B	AIPPA3514L
18. AADHAAR NO.*	819028783008	398606460168	749996406798
19. PASSPORT NO. (COMPULSORY FOR STUDIES ABROAD)	Z4202205	Z4123899	Z4122247
20. OTHER IDENTIFICATION PROOF, IF ANY (DRIVING LICENSE / VOTER ID NO.)	MH4720180036847	MH0119860017530	-
21. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	702, CACILDA SO. HOLY CROSS Rd. S.C. COLONY BORIVALI (W) MUMBAI 400103	702, CACILDA SO. HOLY CROSS Rd. S.C. COLONY BORIVALI (W) PIN- 400103	702, CACILDA SO HOLY CROSS Rd. S.C. COLONY BORIVALI (W) MUMBAI 400103

OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)			
PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	AS ABOVE	AS ABOVE	AS ABOVE
CONTACT NO.	8369468153 7506207296	9920716808	7208307475
E-MAIL ID	atharvaambadekar50@gmail.com	ambadekar.yogesh@gmail.com	amita@axisbank2001@gmail.com
ADDRESS FOR CORRESPONDENCE (TICK (v) OPTIONS AS APPLICABLE)	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS

PARTICULARS	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTOR
NAME OF THE BANK	UNION BANK OF INDIA	AXIS BANK	AXIS BANK
BANK BRANCH	J.C. Colony	BORIVALI WEST	YOGI NAGAR
SB / OD ACCOUNT NO.	520101056608078	919010029652279	919010029652279
DIRECT / INDIRECT LIABILITY TAILS	—	018010100061278	—
WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF YOUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (v) OPTIONS WHEREVER APPLICABLE]

WHETHER UNDER MERIT / MANAGEMENT QUOTA	MERIT / MANAGEMENT QUOTA
NAME OF THE COURSE	MASTER OF SCIENCE IN DATA ANALYTICS - FULL TIME
COURSE CATEGORY	DIPLOMA / GRADUATION / POST-GRADUATION DEGREE / POST-GRADUATION DIPLOMA / PROFESSIONAL COURSE
NAME OF THE INSTITUTION & UNIVERSITY	DUBLIN BUSINESS SCHOOL
WHETHER THE COURSE IS FOR STUDIES ABROAD	YES / NO
ADDRESS OF THE INSTITUTION (CITY, PIN, DISTRICT, STATE, COUNTRY)	13/14 AUNGIER STREET DUBLIN 2, IRELAND, D02WCOA
RANKING OF THE INSTITUTION OR COURSE	LEVEL 9 QQI.
DURATION OF COURSE	1 YEAR
DATE OF COMMENCEMENT OF COURSE	16 th SEPTEMBER 2024 - SEP
DATE OF COMPLETION OF COURSE	SEPTEMBER 2025

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN RS.)

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
TUITION FEES	13 Lakhs					
EXAMINATION FEES						
BOOKS/STATIONERY						
EQUIPMENT / COMPUTER		N.A	N.A	N.A	N.A	
HOSTEL EXPENSES	6 Lakhs					
SUNDRIES / TRAVEL	1 Lakhs					
TOTAL	20 Lakhs					
OWN SOURCE / SCHOLARSHIP						

INSURANCE PREMIA FOR THE DURATION OF LOAN AND START UP PERIOD

10. LOAN REQUIRED

20 Lakhs

Shaiikh-furkan16@gmail.com