

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/5843/BPES/AM

19 JAN 2010

To,

Shri. Manish O. Kukreja
C.A. to owner
501, Sai Commercial Bldg.
V.K.S. Devsi Marg,
Govandi, Mumbai - 88

Sub:- Full occupation certificate i.e. (full occupation for wing 'C' still to 10th + 11(Pt) upper floor) of Bldg. No.2 on plot bearing CTS No.371A, 371B, 382A & 382 B of village Deonar.

Sir,

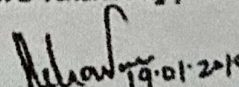
The full development work i.e. (full occupation for wing 'C' still to 10th + 11th(Pt) upper floor) of Bldg. No.2 on plot bearing CTS No.371A, 371B, 382A & 382 B of village Deonar completed under the supervision of Shri. Sunil Ambre Architect having Registration No. CA/84/8478 and Structural Engineer Shri. Mahimtura having registration No. STR/M/63 may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer
(Building Proposals)(E.S.)

SAI SIMRAN CO-OP HSG SOCIETY LTD.

(Regn. No. MUM / WM / HSG / TC 9856 / 2009)

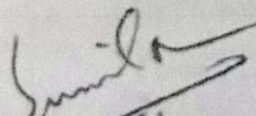
Opp. Metal Box Co., Near Deonar Village, Deonar, Mumbai - 400 088.

SUBJECT: No objection certificate (NOC) for sale of Flat No: C/303 of Mr.Vikram Vinod Gupta & Mrs.Sanjam Vikram Gupta in Sai Simran Chs Ltd.

This is to confirm that Mr.Vikram Vinod Gupta & Mrs.Sanjam Vikram Gupta are the member of our society and the said Flat No: C/303 on 3rd floor in Sai Simran Co-Op Housing Society Ltd is owned by them.

The above mentioned member have informed the society that they intend to sell their Flat No: C/303 on 3rd floor in Sai Simran Co-Op Housing Society Ltd, bearing CTS No : 369,369/1-5, 370,370/1-4 and 371,Opp.Metal Box Company, Deonar village,Mumbai-400088 to Mrs.Preeti Tripathi & Mr.Sachin Kumar.We confirm that there are no outstanding dues/charges payable by Mr.Vikram Vinod Gupta & Mrs.Sanjam Vikram Gupta.till date and we have no objection for selling the said Flat No: C/303 on 3rd floor to Mrs.Preeti Tripathi & Mr.Sachin Kumar.We also confirm that the said property has received Full Occupation Certificate from Brihanmumbai Mahanagarpalika vide its letter no CE/5843/BPES/AM Dated 19th January 2010.

For Sai Simran Chs Ltd


Secretary



Place:Mumbai

Date: 20th April 2024

Share Certificate No. 71 Member's Regn. No. G-303/60 No. of Shares 5

Share Certificate



www.saisimran.com

Deonar Village Road, (Adjacent to Raheja Acropolis), Deonar, Mumbai - 400 088.

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

Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50 each

(Regn. No.: MUM / WM / HSG / TC 9856 / 2009)

This is to certify that

Shri./Smt./M/s. MR. VIKRAM VINOD GUPTA & MRS. SANJAM

VIKRAM GUPTA is the Registered Holder of 5 fully paid up shares of Rs. FIFTY each numbered from 366 to 370 both inclusive, in

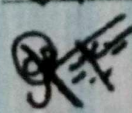
SAI SIMRAN CO-OP HSG SOCIETY LTD., DEONAR, MUMBAI.

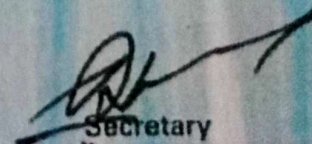
subject to the Bye-laws of the said Society.

under the Common Seal of the said Society at Mumbai,

day of January 2010

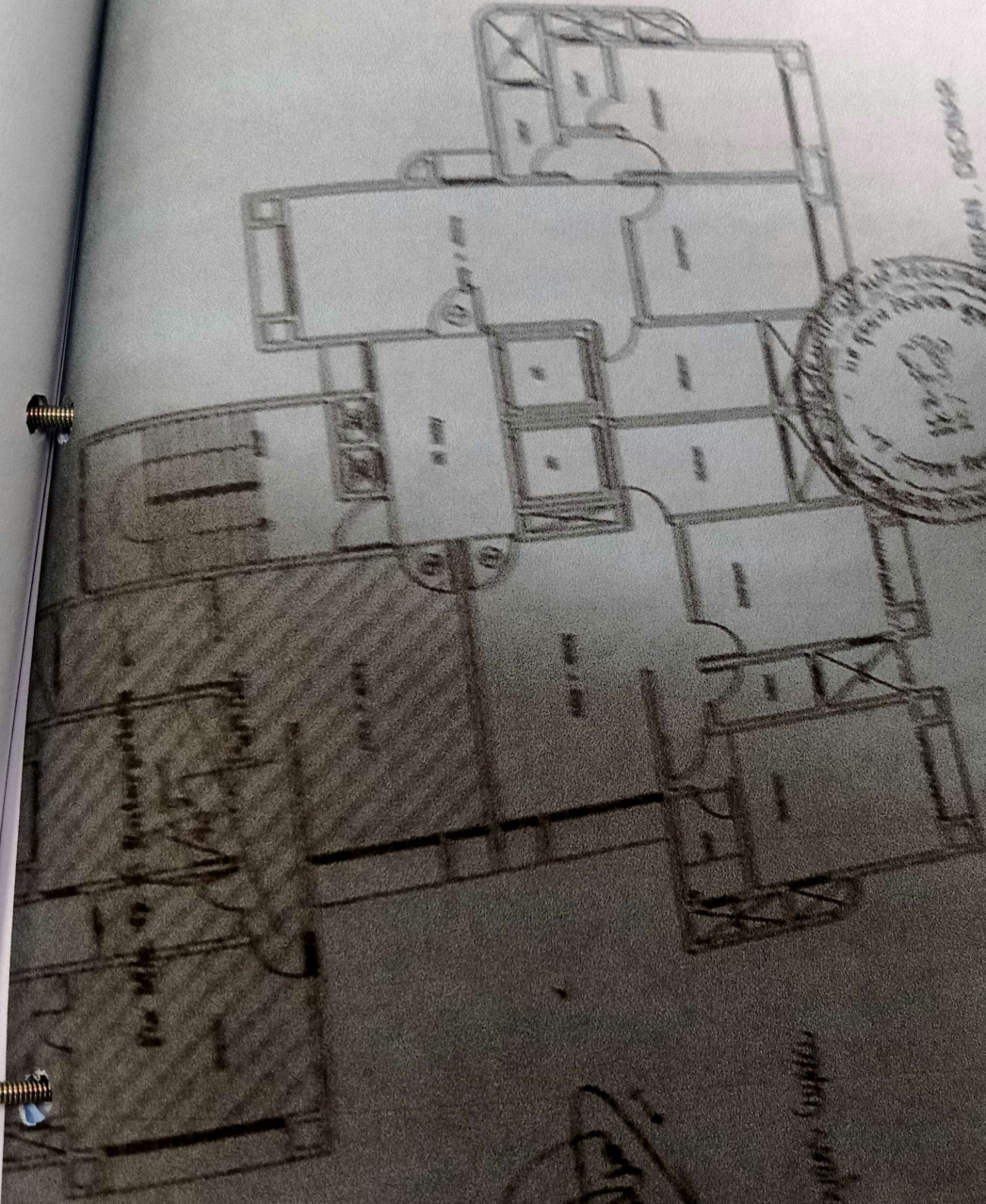



Authorised
M. C. Member


Secretary


Chairman

2007	11/17	2007-08
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FLAT NO 200, 3RD FLOOR, ...

[Handwritten signature]

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SAI SIMRAN CO. OP. HOUSING SOCIETY LTD.

REGD. NO: MUM/WM/HSG/(TC)/9856/2009
NEAR METAL BOX COMPANY DEONAR MUMBAI - 400088

Bill No : 70 Period .01.04.2024 to 30.06.2024

Flat No : C/303

Bill Date 15.04.2024

Name : MR. VIKRAM VINOD GUPTA &

Sr No.	Particulars	Amount
1	Service Charges	
2	Non Occupancy Charges	10768
3	Parking Charges	1077
4	Security Deposit	
5	Festival Fund	
6	Sinking Fund	450
7	MCGM Water Charges	888
8	Property Tax Charges	489
9	Repairs & Maintenance	4467
10	Insurance Charges	1332
11	Sewerage Pipe Line Fund	154
	Deemed Conveyance 1st instalment of 3	0
12		3000
13	Misc	0
14	Interest	
15	Shifting and others	
	Total	22625
	Less / Add (-) Excess / (+) Arrears	0
	Net Payable : Rupees Twenty Two Thousand Six Hundred Twenty Five Only	22625

Due Date 15.05.2024

E. & O.E.

1. Overdue interest @ 21% p.a. will be charged.
2. Please write your Name, Flat No. and the period on the reverse of the cheque.
3. In case you find any discrepancy in your statement kindly bring it to the attention of the Secretary/Treasurer within 7 days here of.
4. SAI SIMRAN CHS LTD
Bank: State Bank of India Branch: Govandi(East)
A/c No.39920622008
ISC Code: SBIN0013055 Type : Current account

For SAI SIMRAN CO. OP. HOUSING SOCIETY LTD.

Hon. Secretary / Treasurer.



Payment received for the previous quarter

Ch. No	Date	Bank	Amount
	1.2.24	NEFT	19625

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at Mumbai, on this _____ day of April, 2024, BETWEEN (1) **MR. VIKRAM VINOD GUPTA, (PAN: AHDPG1276A)**, aged 45 years, and (2) **MRS. SANJAM VIKRAM GUPTA, (PAN: AHJPS9852L)**, aged 45 years, both adults, Indian Inhabitants, having address at Jolly Land C.H.S. Ltd., Building No.3, Opp. Ratna Super Market, N. B. Patil Marg, Chembur, Mumbai 400 071, hereinafter jointly called and referred to as "**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 assigns) of THE PARTY OF THE ONE PART:

AND

(1) **MRS. PREETI TRIPATHI (PAN: AWSPT2407L)**, aged about 28 years, and (2) **MR. SACHIN KUMAR (PAN: DXZPK5000F)**, aged about 32 years, both adults, of Mumbai, Indian Inhabitants, residing at 1304, Nilgiri, Anushakti Nagar, Mumbai 400 094, hereinafter jointly called and referred to as "**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 assigns) of THE PARTY OF THE OTHER PART;

WHEREAS:

1. Mr. Vikram Vinod Gupta and Mrs. Sanjam Vikram Gupta, are owners of Flat No.303, on 3rd Floor, in C Wing, Sai Simran Co-operative Housing Society Ltd., situated at Opp. Metal Box Factory, Deonar, Mumbai – 400 088, admeasuring about 767 Sq. feet built up area, (hereinafter referred to as **“THE SAID FLAT”**).
2. The said Mr. Vikram Vinod Gupta and Mrs. Sanjam Vikram Gupta have entered into an Agreement for Sale dated 22nd August, 2009, with the Developer M/s. O. P. Enterprises vide Agreement for Sale dated 22nd August, 2009, which is registered under Serial No.BDR13-6437-2008 dated 24th August, 2009 (hereinafter referred to as **“THE SAID AGREEMENT FOR SALE”**).
3. The present Transferors are seized and possessed of or otherwise well and sufficiently entitled to **Flat No.303, on 3rd Floor, in C Wing, Sai Simran Co-operative Housing Society Ltd., situated at Opp. Metal Box Factory, Deonar, Mumbai – 400 088**, more particularly described in the schedule hereunder written.
4. The Transferors are members of Co-operative Housing Society Ltd., namely; **SAI SIMRAN CO-OPERATIVE HOUSING SOCIETY LTD.** which is registered with Sub-registrar of the Co-operative Societies Act, 1960, having Registration No.MUM/WM/HSG/TC/9856/2009-10 YEAR 2009, (hereinafter referred to as **“THE SAID SOCIETY”**).

5. The Transferors are duly shown in the records of the said Society as member, shareholder and lawful Owner of the said Flat and own five fully paid up shares of Rs.50/- each; amounting to Rs.250/-; bearing Member's Register No. C-303/68 and Share Certificate No.71, of the said Society and having distinctive Share Nos. from 366 to 370 (both inclusive) of the said Society, (hereinafter for brevity's sake referred to as "**THE SAID SHARES**").

6. For the sake of brevity, the Said Flat, the Said Shares shall hereinafter be collectively referred to as the "**Said Premises**"

7. The Transferors have also declared that their membership to the said Society is valid and subsisting and is not terminated by the said Society and they have not received any notice of expulsion from the membership of the said Society or any kind of notice restraining the Transferors from selling and transferring the Said Premises.

8. The Transferors hereby agree and confirm that they have never entered into any Agreement/s, Deed/s or Memorandum/s in respect of sell and transfer of the said Flat on Ownership basis to anyone and they are the absolute Owner of the said Flat with full right and liberty to sell and transfer the same in any manner whatsoever.

9. The Transferors are agreeable to sell, transfer and assign the Said Premises, said membership, and all credits, funds, deposits etc. of the said Flat to the Transferees and the Transferees are agreeable to acquire and purchase the Said Premises, said membership, said Shares, and all credits, funds, deposits etc. of the said Flat for valuable consideration of **Rs.1,55,00,000/- (Rupees One Crore Fifty Five Lakhs Only)** inclusive of Tax Deducted at Source (I.e. TDS) (hereinafter referred to as "**Total Consideration**"), upon agreed terms and conditions mentioned hereunder:

NOW THEREFORE THIS AGREEMENT FOR SALE
WITNESSTH AND IT IS HEREBY AGREED BY AND
BETWEEN THE PARTIES HERETO AS UNDER: -

1. The recitals contained above shall form an integral and operative part of this Agreement For Sale as if the same were set out and incorporated in this Agreement For Sale.

2.

a) The Transferors have agreed to sell, transfer and assign all ownership rights, title and interest to the Transferees and the Transferees shall purchase and acquire from the Transferors, the Said Premises together with all the rights and benefits of the, Reserve Fund, Sinking Fund, Deposits, Value etc., for the total consideration of **Rs.1,55,00,000/- (Rupees One Crore Fifty Five Lakhs Only) inclusive of TDS.**

- b) The Transferees have paid a sum of **Rs.28,45,000/- (Rupees Twenty Eight Lakhs Forty Five Thousand Only)** (hereinafter referred to as "**Part Consideration**") to the Transferors as and by way of earnest money on or before registration of this Agreement For Sale and **Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakh Only)** would be paid by the Transferees to the Transferors as and by way of full and final consideration within ____ (____) working days from the date of execution and registration of this Agreement For Sale after receiving loan Cheque from Financial Institution/s, Bank or own sours.
- c) The Transferees would deduct and deposit **TDS of Rs.1,55,000/- (Rupees One Lakh Fifty Five Thousand only)** with the Government Treasury, in respect of this Agreement For Sale, as and when required from time to time, as required under Section 194IA of the Income Tax Act, 1961 and relevant Rules made thereunder. We Transferees will deduct the TDS and will hand over the TDS Certificate to the Transferors on or around the date of this agreement.
- d) It is further agreed that all past liabilities and responsibilities of payment of stamp duty, society dues and any other dues, till the date of handing over of legal possession of the said Premises by the

made there under, Notifications and Circulars issued there under.

SCHEDULE

Flat No.303, on 3rd Floor, in C Wing, Sai Simran Co-operative Housing Society Ltd., situated at Opp. Metal Box Factory, Deonar, Mumbai - 400 088, admeasuring about 767 Sq. feet built up area, upon the Final Plot bearing CTS No.371/A, 371/B, 382/A, 382/B,, of Village Deonar, in Kurla Taluka in the Registration District of Mumbai Suburban District Mumbai.

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

SIGNED, SEALED AND DELIVERED)

by the withinnamed "TRANSFERORS",)

(1) MR. VIKRAM VINOD GUPTA)

(2) MRS. SANJAM VIKRAM GUPTA)

in the presence of.....)

SIGNED, SEALED AND DELIVERED)

by the withinnamed "TRANSFEREES",)

(1) MRS. PREETI TRIPATHI)

(2) MR. SACHIN KUMAR)

in the presence of.....)

RECEIPT

RECEIVED with thanks from the TRANSFEREES, (1) MRS. PREETI TRIPATHI, (2) MR. SACHIN KUMAR, by the Transferors, a sum of Rs.28,45,000/- (Rupees Twenty Eight Lakhs Forty Five Thousand Only) as and by way of earnest money on or before execution and registration of this Agreement for Sale, out of total consideration of Rs.1,55,00,000/-, and Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) would be paid by the Transferees to the Transferors as and by way of full and final consideration within _____ working days from the date of execution and registration of this Agreement For Sale after receiving loan Cheque from Financial Institution/s, Bank/s, Flat No.303, on 3rd Floor, in C Wing, Sai Simran Co-operative Housing Society Ltd., situated at Opp. Metal Box Factory, Deonar, Mumbai - 400 088. The Transferees will deduct and deposit TDS of Rs.1,55,000/- with the Government Treasury, in respect of this Agreement For Sale, as and when required from time to time, as required under Section 194IA of the Income Tax Act, 1961 and relevant Rules made thereunder and provide a challan to the Transferors on or around the date of this agreement. Time being essence of this Agreement For Sale. The payments are made as under:

Sr. No.	Date	Che. No./NEFT /RTGS	Drawn on	Amount (in Rs.)
TOTAL				28,45,000/-



442-93	
EU30	2
2009	

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai this 22nd day of August 2009 between M/s. O. P. Enterprises, a Partnership Firm, duly registered under the Partnership Act, 1932 and having its principal place of business at 501, 5th floor, Sai Commercial Complex, Govandi, Mumbai hereinafter referred to as "the Developers" (Which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said survivor or survivors of them, executors, administrators and assigns of the last surviving partners) of the One Part And Mr./Mrs./Miss Mr. Vikram Vinod Gupta & Mrs.

Sanjam Vikram Gupta residing at Jollyland CHS, Bungalow No. 3, N.B. Patil Marg, Chembur, Mumbai - 400071

Indian Inhabitant, hereinafter called the "PURCHASER/S" (which expression shall mean and include the female gender and the plural, unless it be repugnant to the context or meaning thereof, also his/her/their/its respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm, the Partnership Firm, the Partners from time to time of the said firm, the heirs, executors and administrators of last survivor of them and in the case of his/her/their/ its permitted assigns and in the case of a Company/Society, its successors and permitted assigns, and in all cases all persons claiming by, under or through such Purchaser/s including his/her/their/its successor-in-interest) of the Other Part

Authorised Signatory
 For INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD
 D-5, STATION ROAD, CHEMBUR, MUMBAI-400071

Industrial Development Bank of India
 Ltd Shop No 17, 1b Station Road
 Chembur, Mumbai - 400071
 D-5, STATION ROAD, CHEMBUR, MUMBAI-400071

भारतीय विकास बैंक लि.
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 AUG 21 2009
 MAHARASHTRA

Sanjam Gupta

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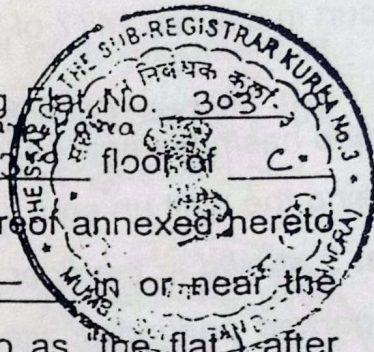
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बदर-१३	
२०३०	१०
२००९	

B.M.C. and sell Flats and other premises to various persons and the developers shall alone have sole and exclusive right to sell the premises in the said building and enter into Agreement with the purchaser of flats and other premises and appropriate sales proceeds thereof.

n) The Developers are intending to sell flats and other premises, under stilt as garages/car parking spaces in the said building on Ownership basis with the view that ultimately the purchasers of flat and other premises shall formed themselves into a Co-operative Housing Soc. As per the provisions of the Maharashtra Co-op. Societies Act, 1960.

o) The Purchasers herein is desirous of acquiring Flat No. 303 & 639 sqft car parking space on the 7th floor of C wing of Building No. 2 shown in the floor plan thereof annexed hereto and covered/open garage parking space No. — Building No. — (hereinafter referred to as "the flat") after having taken inspection of copies of various documents and agreements recited hereunder.



p) The Developers have furnished to the Purchaser/s copies of such of the documents as mentioned in Rule 4 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, etc.) (Amendment) Rules 1987 as required under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) (Amendment) Act, 1986 and as demanded by the Purchaser/s. The Developers have also annexed to this agreement the copies of the following documents namely: -

a. Layouts Plan of Site as Annexure - 'A'

b. Title Certificate as Annexure - 'B'

[Signature]

sanjan kumar

[Signature]

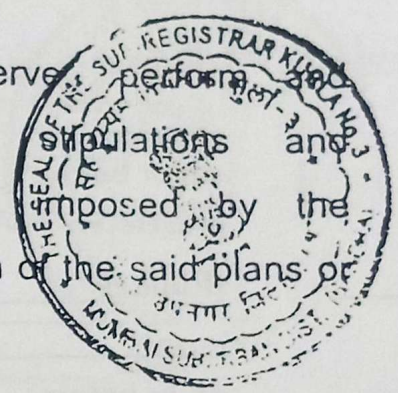
बदर-१३
 २००३

concerned local authority and which have been seen and approved by the Purchaser with such variations and modifications as may be required by the concerned local authority/the Government to be made in them or any of them. The name of the said Building shall be SAI SIMRAN.

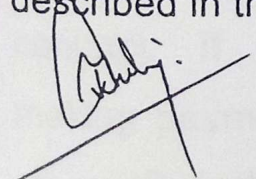
2. The developer shall also develop the property more particularly described in the schedule II and III more particularly described as per the plan to be approved by the BMC

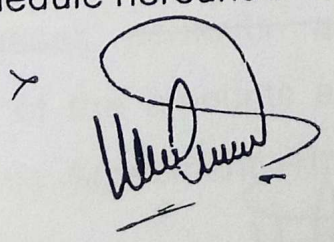
3. The purchaser/s shall not object in the event of development of the plots more particularly described in the schedule II and III, the access, storage of material and construction activities on the said plot.

4. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authorities at the time of sanction of the said plans or thereafter.



5. The Developers hereby agrees to sell to the Purchaser and the Purchaser agrees to purchase the premises being a Flat No. 303 ^{& 639 sqft carpet area} admeasuring 767 sq.ft.(built up) on the 3rd floor of wing C of the building being constructed on the said property (hereinafter referred to as "the premises") at for the price of Rs. 59,04,000/- Rupees Fifty Nine Lac Four Thousand Only (_____ Only) which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises (the nature, extent and description of the common areas and facilities are described in the Fifth Schedule hereunder written).


 Xayan Gupta



VALID UPTO
30 SEP 2005.

410
Gen-HS-1000-2

MUNICIPAL CORPORATION OF GREATER

बदर-१३	
२०३५	२७
२००३	

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 5843 /BPES/AM

11 OCT 2004

COMMENCEMENT CERTIFICATE

To: Manish O Kukreja
C.A TO owner

Sir, With reference to your application No. 535 dated 06/8/04

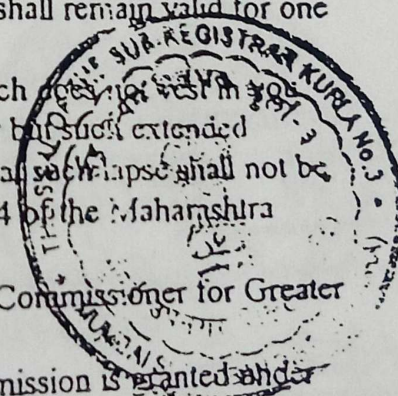
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional & Town Planning Act. 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 02 on plot No. 369, 369/1 - S, 370 C.T.S. No. 370/1 to 4, 371 Divn/Village/Town Planning Scheme No. Deonar situated at Road/Street MIGR Ward MIGR

the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which is not covered by this permission.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such a case shall not be treated as a fresh application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act. 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:

(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 Mumbai is contravened or not complied with



8-05

BPES/AM/2

7 DEC 2005

as per app 2005 amended plans - 1-12-05

R. Kulkarni
Assistant Engineer Building Proposal
Eastern Suburbs (M Ward)

plan approved - बस-93	
20310	e)

BPES/AM/2

24 MAR 2006

plinth for wing 'c' as per Plans Amended on 24/3/06

R. Kulkarni
Assistant Engineer Building Proposal
Eastern Suburbs (M Ward)

BPES/AM/2 18 MAY 2006

up to 3rd floor except on South East corner for wing 'c' as per approved plans approved on 2/5/2006

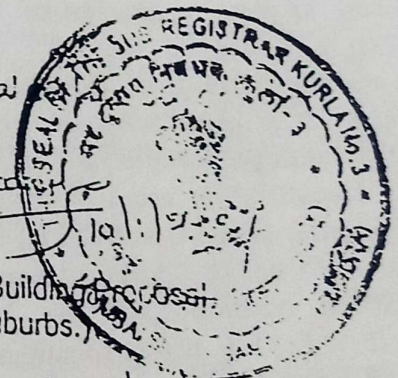
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Assistant Engineer Building Proposal
(Eastern Suburbs)

[Signature]
18/5/2006

Executive Engineer Building Proposal
(Eastern Suburbs.)

BPES/AM/2 10 JAN 2007

6th floor as per Amended plans dtd. 05/11/07



[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.)

BPES/AM/2 16 MAR 2007

up to 8th floor top slab as per Amended plans dtd. 05/11/07

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.)

BPES/AM/2 1 AUG 2007

For Full height i.e. up to 11th (Cpt) Floor as per approved amended plans dtd. 21/6/2007

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.)

Category SC ST OBC General
Residential Status Resident NRI / PIO Religion **HINDU**
MADABAD Photo Identification (ID) : Type **AADHAR**
833122688557



Passport No **K5000F** Passport Valid Upto
Driving Licence Valid Upto
Qualifying Year **2014**
the present address for the past **3** Years and _____ Months. Type of Residence Owned Rented Allotted by employer Other

1304 NILGIRI
ANUSHAKTINAGAR

MUMBAI District **400094, Mumbai** Pin Code
MAHARASHTRA Country **INDIA**
Mobile (Primary) **9869106856** Mobile (Secondary) **9768032203**

Place of **saetia@gnrail.com**
Permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

INDRA NAGAR, MOHAMMADABAD

MOHAMMADABAD District **FARUKHABAD** Pin Code **906451**
UTTAR-PRADESH Country
Telephone (Landline 2)

Office / Business Address

BARC, 1st Floor, 217 Mod Lab

MUMBAI District **MUMBAI, 400085** Pin Code
Country
Fax Mobile (Secondary)

hrv@barc.gov.in

ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
less than 1 year 1 - 3 years More than 3 years

File No.

Reference No.

Name of Subject

Previous File No.

Address

Year
From
TO

File No.

Loan Amt.. 1.25 cr.

SBI BARC (01268)
HOME LOAN
SACHIN KUMAR
PREETI TRIPATHI

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	03/05/24	Neelstalsala / Sanjay Dalvi
SITE		
LOAN A/C		
T.D.		
D.E.		

PUUJJA

Spring File
No. 2 Cloth Patti