

## AGREEMENT FOR SALE

*Anjali's*  
*Asodani*

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 27<sup>th</sup> day of May, 2013 BETWEEN **MRS. ARCHANA SODANI**, PAN No **ANTPS5696L** and Age **43 Yrs**, an adult, Indian Inhabitant of Mumbai, owner of Flat Nos.2105 & Flat No.2106, 21<sup>st</sup> floor, 'C' wing, Lake Lucerne ABCD Co-operative Housing Society Ltd., situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai 400 076, hereinafter called "**THE TRANSFEROR**" (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 ONE PART

AND

**MRS. ANJALI AGRAWAL**, PAN No **AMAPA9393A** and Age **43 Yrs**, an adult, Indian Inhabitant of Mumbai, having address at Flat Nos.1403, 'C' wing, in the building known as Lake Florence, situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai 400 076, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

*Asodani* *Anjali's*

करल - १

WHEREAS THE TRANSFEROR HEREBY EXPRESSLY REPRESENTS  
AND DECLARES TO THE TRANSFEREE AS FOLLOWS: १३

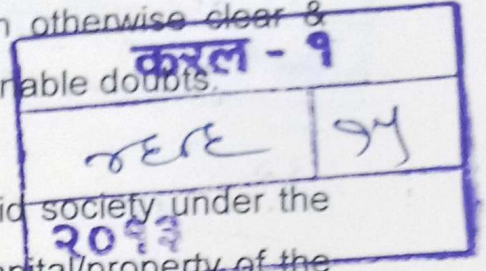
a) By an Agreement dated 26<sup>th</sup> day of December, 2005 registered before the Sub-Registrar of Assurances vide Sr. No.BDR13-00630-2006 Dated 23.1.2006 made and entered into between M/s. Ekta Supreme Housing, a Partnership Firm registered under the Indian Partnership Act, 1932 and having its principal place of business at "Lake Homes", Off. Adi Shankaracharya Marg, Powai, Mumbai 400 076, therein referred to as "The Developer" of the One Part and one **MRS. ARCHANA SODANI** (the Transferor herein), therein referred to as "the Purchaser" of the Other Part, the latter has purchased and acquired a residential Flat on ownership basis i.e. Flat No.2105, admeasuring 52.97 sq.mtrs. Carpet area on 21st floor, 'C' wing, in the building known as Lake Lucerne (and now known as Lake Lucerne ABCD Co-operative Housing Society Ltd.) situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai 400 076, at Village Chandivali, Taluka Kurla, District Mumbai, more particularly described in the schedule written hereunder (hereinafter referred to as "**the said Flat**") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat.

b) By another an Agreement dated 6<sup>th</sup> day of January, 2006 registered before the Sub-Registrar of Assurances vide Sr. No.BDR13-00631-2006 Dated 23.01.2006 made and entered into between M/s. Ekta Supreme Housing, a Partnership Firm registered under the Indian Partnership Act, 1932 and having its principal place of business at "Lake Homes", Off. Adi Shankaracharya Marg, Powai, Mumbai 400 076, therein referred to as "The Developer" of the One Part and one **MRS. ARCHANA SODANI** (the Transferor herein), therein referred to as "the Purchaser" of the Other Part, the latter has purchased and acquired a residential Flat on ownership basis i.e. Flat No.2106, admeasuring 52.97 sq.mtrs. Carpet area on 21st floor, 'C' wing, in the building known as Lake Lucerne (and now known as Lake Lucerne ABCD Co-operative Housing Society Ltd.,) situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai 400 076, at Village Chandivali, Taluka Kurla, District Mumbai, more particularly described in the schedule

✓ Asodani

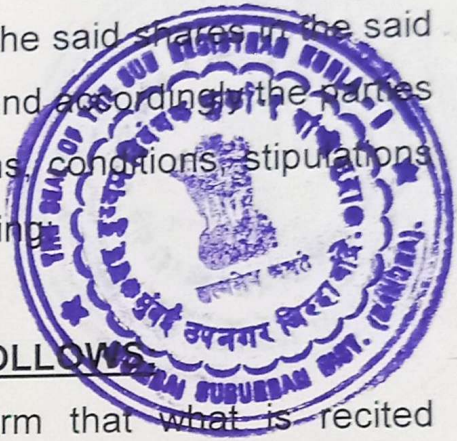
*[Handwritten signature]*

peaceful possession of the said premises with said benefits with right to have and call for all relevant deeds, documents, papers and writings from the Transferor 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.



AND WHEREAS the Transferor has informed the said society under the Bye-laws to transfer the shares and interest in the capital/property of the society and obtained the necessary permission from the said society to sell, transfer and assign the said premises and the said Shares to the Transferee.

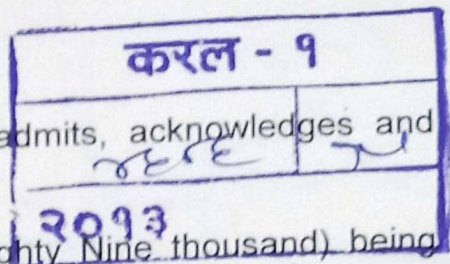
AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said premises and the said shares in the said building on the said property with said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants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



**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS**

1. The Transferor hereby declare and confirm that what is recited hereinabove in respect of the said premises and the said shares shall be treated as representations and irrevocable declarations on her part as if the same are reproduced herein in verbatim and form part of this clause. The Transferor hereby confirm that the Transferee has agreed to purchase the said premises and the said shares relying upon the correctness of the declarations and representations made by the Transferor in these presents.
2. The Transferor shall sell, transfer, assign and assure to the Transferee and the Transferee shall purchase and acquire the said premises viz. Flat No.2105 & 2106, 21st floor, 'C' wing, Lake Lucerne ABCD Co-operative Housing Society Ltd., situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai 400 076, more particularly described in the schedule hereunder written free from all encumbrances at or for the price of Rs.1,85,00,000/- (Rupees One crore eighty five lacs only) being full & final consideration amount to be paid by the Transferee to the Transferor in the following manner:
  - a) Rs.2,11,000/- (Rupees Two lacs eleven thousand only) being the **Part Consideration** amount paid by the Transferee to the Transferor on or before the execution of this agreement, the receipt

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whereof the Transferor doth hereby admits, acknowledges and confirms at the foot of this agreement.

- b) Rs. 82,89,000/- (rs. Eighty two lacs Eighty Nine thousand) being part consideration by ch. 243216 dated 20.5.2013 Drawn on State Bank of India Pawoi Branch
- c) Rs. 1,00,00,000/- (Rupees One only) being the **Balance Consideration** amount to be paid by the Transferee to the Transferor within 30 days from the date of execution of this agreement, by Availing the Home loan and transferor will Provided necessary Supportive document for the same .

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 ( ii ) for handing over vacant and peaceful possession of the said Flat to the Transferee with clear and marketable title free from all encumbrances.
4. It is agreed that the Transferee herein shall be entitled to receive peaceful vacant possession of the said Flat and all other title deeds from the Transferor on the day of the payment of the balance consideration amount stated in clause 2(b) hereinabove.
5. 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 18% per annum on the delayed payment.
6. If the Transferor fails to complete the contract as per this agreement and the Transferee is willing to pay and fulfil her part of the agreement then the Transferor shall abide by the terms herein and shall be bound to complete the contract on his part.
7. It is agreed between the parties that if there is any delay or default on the part of the Transferor in performing his part of the contract then the Transferee shall be entitled to specific performance of this Agreement together with right to claim costs, charges and expenses and losses from the Transferor.

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करल - १  
 २६६ २५  
 २०१३

THE SCHEDULE HEREIN ABOVE REFERRED TO:

Asodani  
 Ajals

Flat Nos.2105 admeasuring 52.97 sq.mtrs. Carpet area & Flat No.2106  
 admeasuring 52.97 sq.mtrs. Carpet area on 21st floor, 'C' wing, Lake  
 Lucerne ABCD Co-operative Housing Society Ltd., situated at Lake  
 Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School,  
 Powai, Mumbai 400 076, in Registration District and Sub-district of  
 Mumbai City and Mumbai Suburban on land bearing Sub-Plot Nos.5 & 6,  
 being Survey No.6 (pt), then bearing C.T.S No.11 (pt) and now bearing  
 C.T.S. Nos.11B/1A, 11B/4(part) and 11B/8 of Village Chandivali, Taluka  
 Kurla, Mumbai Suburban District.

SIGNED AND DELIVERED }



by the within named the TRANSFEROR }

MRS. ARCHANA SODANI }

Asodani

in the presence of ..... }

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SIGNED AND DELIVERED }

by the within named TRANSFEREE }

MRS. ANJALI AGRAWAL }

Ajals

in the presence of..... }



*Handwritten signature*



*Handwritten signature*



BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/3730/BPESIAL 9 JAN. 2009

To,

M/s. Ekta Supreme Housing  
C.A. to J.A. Sheth  
Off Adi. Shankaracharya Marg,  
Near Gopal Sharma School,  
Powai  
Mumbai-400 076

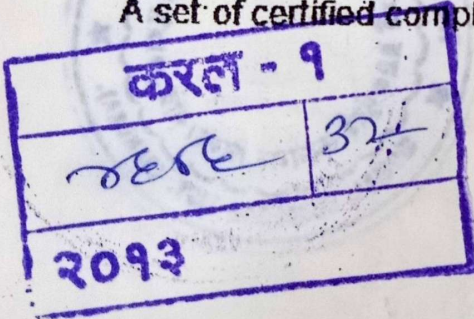
Sub:- Full Occupation permission for proposed building No.6 comprising of Wing A, B, C & D Lower still + Upper still + podium + 1st to 22nd upper floor situated on plot bearing C.T.S. No.11B/1A of village Chandivali at Kurla (W)

Sir,

The full development work of building No.6 comprising of Wing A, B, C & D Lower still + Upper still + podium + 1st to 22nd upper floor situated on plot bearing C.T.S. No.11B/1A of village Chandivali at Kurla (W) completed under the supervision of Licensed Surveyor Shri. Tarun Mota having Licence No. M/163/LS & Licensed Structural Engineer Shri. Umesh Joshi Licence No.STR/J/26 and site supervisor Shri. Anil Kamble having licence No. K/328/SSI may be occupied on the following conditions :

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3-months whichever is earlier.
2. That balance terms and conditions of approved layout shall be complied with before requesting for B.C.C.

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



Yours faithfully,

*[Signature]*  
Executive Engineer  
(Building Proposals)(E.S.)



*Aselani*  
*Diyals*

May, 2013

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 4686/2013

नोंदणी 63

Regn. 63m

गावाचे नाव : चांदिवली

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन,पोटहिम्सा व घरक्रमांक(असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक,खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेरा

करारनामा

रु.18,500,000/-

रु.18,431,000/-

11B/1A, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: २१०५ व २१०६, माळा नं: २१ सी-विंग, इमारतीचे नाव: लेक लुसेन एबीसीडी को ऑप हाऊ सोसायटी लिमिटेड, ब्लॉक नं: लेक होम्स पवई मुंबई ४०००७६, रोड : ऑफ आदीशंकराचार्य मार्ग, इतर माहिती: 127.13 चौ.मीटर

1) नाव:- अर्चना - सोडानी ;वय: 43;

पत्ता :-२१०५ व २१०६, २१ सी-विंग, लेक लुसेन एबीसीडी को ऑप हाऊ सोसायटी लिमिटेड, लेक होम्स पवई मुंबई ४०००७६, ऑफ आदीशंकराचार्य मार्ग, पवई ईइत, Maharashtra, Mumbai, Non-Government.

पिन कोड:- 400076

पॅन नंबर: ANTPS5696L

1)नाव:- अंजली - अग्रवाल ; वय:43;

पत्ता:-प्लॉट नं: सी-१४०३, माळा नं: १४, इमारतीचे नाव: लेक फ्लोरेस, ब्लॉक नं: लेक होम्स पवई मुंबई ४०००७६, ऑफ आदीशंकराचार्य मार्ग, , , ;

पिन कोड:- 400076;

पॅन नं:- AMAPA9393A;

27/05/2013

27/05/2013

4686/2013

रु.925,000/-

रु.30,000/-



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

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



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१  
मुंबई उपनगर जिल्हा

Share Certificate No.: 193  
No. of Shares: 5

Member's Reg No.: C-2105/06  
Distinctive No.: From 00961 to 00965



# Share Certificate

## LAKE LUCERNE A,B,C,D Co-op. Housing Soc. Ltd.

PHASE III, LAKE HOMES, POWAI, MUMBAI - 400 076.  
Reg. No.: MUM-2 / W-L / HSG / TC / 9958 / 2009-2010 Year 2010 dated: 3/3/2010

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

Authorised Share Capital of Rs. 2,00,000/- Divided into 4,000/- Shares of Rs. FIFTY each .

This is to Certify that Shri. / Smt. / M/s. Archana Sodani

is / are the Registered Holder / s FIVE fully paid up shares of **Rs. FIFTY** each numbered  
from 00961 to 00965 both inclusive, in **LAKE LUCERNE A,B,C,D**

**COOPERATIVE Housing SOCIETY LTD.**

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at POWAI, MUMBAI

this 1<sup>st</sup> 31<sup>st</sup> day of JUNE 2011  
**AUGUST**

  
Authorised  
M.C.Member

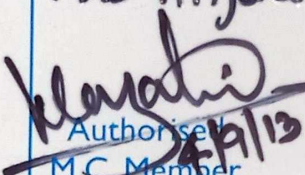
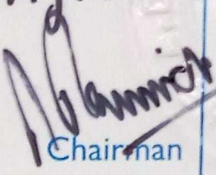

  
Secretary

  
Chairmam

P.T.O.



# MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

| Date of Transfer | Transfer No.                 | Regn. No. of Transferor | To Whom Transferred  |          | Regn. No. of Transferee  |
|------------------|------------------------------|-------------------------|--|----------|--|
| 27-05-2013       | IN-MH18<br>59962150<br>6032L | C-2105/06               | Mrs. Anjali Agrawal<br><br>Authorised M.C. Member<br>27/5/13 |          | C-2105/06 (ONE)<br><br>Chairman<br><br>Secretary |
|                  |                              |                         | Authorised<br>M.C. Member  | Chairman | Secretary  |
|                  |                              |                         | Authorised<br>M.C. Member  | Chairman | Secretary  |
|                  |                              |                         | Authorised<br>M.C. Member  | Chairman | Secretary  |
|                  |                              |                         | Authorised<br>M.C. Member  | Chairman | Secretary  |

File No

SBI PBB Hiranandani (4234).

(PAL)

STATE BANK OF INDIA  
RECEIVED ON  
BS-1209  
18 JUN 2013  
Jaya  
RACPC, GHATKOPAR

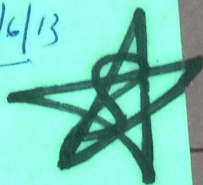
1228005.

Name: Mrs. Anjali Agarwal. &  
Mr. Sandeep Kumar Agarwal.

Subject: HSB Loan AMT. 70L.

Verified By Concurrent - Tuesday 25/6/13

Date. 9600  
16/6/2013.



PBB Hiranandani

REIP/297/159

Mahesh Motuwar

9167790044. 6054/2060

TL-431

STATE BANK OF INDIA  
RECEIVED ON  
23 FEB 2013  
431 Jaya  
RACPC, GHATKOPAR

STATE BANK OF INDIA / RACPC GHATKOPAR  
CONTROL & NOTED  
22 JUN 2013

CIF 1) 85383105437

Link/26772

2) 80226110068

Max 33076113944

2/26766

77286111044

L-26767

SCANNED

N/26773  
HS/26774  
CIF/26798

R-Pahl

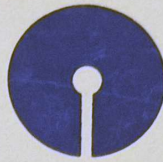
CIS/26772

STATE BANK OF INDIA  
RECEIVED ON  
30 MAR 2013  
PAL-539 - Jaya.  
RACPC, GHATKOPAR

Spring File

No. 1 Executive

HL-9600  
file no



# STATE BANK OF INDIA

PBB, HIRANANDANI (04234)

LOS No.: RLMK - 427240522029459

Applicant Name: AISHANI ARRAWAL

Co-Applicant Name: SANDEEP ARRAWAL / ANJALI ARRAWAL

CIF No.: 1) 85593721229      2) 8026110068  
85383105437

Contact Number (R)      (O)

|                         |                     |
|-------------------------|---------------------|
| Loan Amount 20L         | Tenure : 210        |
| Interest Rate : 10.65 % | EMI :               |
| Loan Type : TL          | SBI LIFE : YES / NO |

RMPB's : ATUL KUMAR

Name of RMPB's :

|                    |  |
|--------------------|--|
| AMT                |  |
| PROCESSING OFFICER |  |
| OFF                |  |

|           |                  |
|-----------|------------------|
| TIR       |                  |
| VALUATION | 28/5/24 Vasthaka |
| SITE      |                  |
| LOAN AC   |                  |
| T.D.      |                  |
| D.E.      |                  |

24/05/24

CRUX 24/05

|   |  |   |                         |
|---|--|---|-------------------------|
| STATE)  | HIRANANDANI ESTATE<br>THANE, MAHARASTRA<br>400607  | - SAME -  | - SAME -                |
| CE ADDRESS<br>NO., ROAD NAME,<br>Y, CITY, PIN CODE,<br>, STATE)     | Unit 120, 1st floor<br>Lake Primrose Comm Complex<br>Powai, MUMBAI 400076<br>(MH)  | Ilux Electricals (P) Ltd<br>Unit 120, 1st F, Lake<br>Primrose Comm Complex<br>Powai 400076 (MH) |                         |
| MANENT ADDRESS<br>NO., ROAD NAME,<br>Y, CITY, PIN CODE,<br>, STATE) | - SAME -   | - SAME -  | - SAME -                |
| CONTACT NUMBER  | 9619834535   | 9967268016  | 9930470947              |
| ILE NUMBER  | 9619834535   | 9967268016  | 9930470947              |
| AIL ID  | agxawalaishani@gmail.com   | sandeepanjali@gmail.com   | sandeepanjali@gmail.com |
| RESS FOR CORRESPONDENCE<br>OPTIONS AS APPLICABLE]                   | <input checked="" type="checkbox"/> RESIDENTIAL ADDRESS / <input type="checkbox"/> OFFICE ADDRESS / <input type="checkbox"/> PERMANENT ADDRESS |   |                         |

(II) PRESENT BANKER DETAILS

| PARTICULARS  | STUDENT                                    | FATHER / HUSBAND                          | CO-APPLICANT         |
|--|--|---|----------------------|
| OF THE BANK  | HDFC BANK                                  | STATE BANK OF INDIA                       | STATE BANK OF INDIA  |
| BRANCH WITH IFSC   | HIRANANDA NI, POWAI, MUMBAI<br>HDFC0000239 | Hiranandani, Powai <sup>SBIN</sup> 004234 | POWAI SBI NO. 004234 |
| ACCOUNT NO.  | 50100292637098                             | 10290009914                               | 30582685930          |
| / INDIRECT LIABILITY   |  |   |                      |
| ER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR<br>ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP |  |   |                      |

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

|            |  |  |
|------------|--|--|
| ON TYPE    | <input checked="" type="checkbox"/> MERIT / <input checked="" type="checkbox"/> MANAGEMENT QUOTA |  |
| CATEGORY   | <input checked="" type="checkbox"/> GRADUATION / POST-GRADUATION / <del>PHD</del>                | <input checked="" type="checkbox"/> DEGREE / DIPLOMA / CERTIFICATE |
| THE COURSE | MASTERS IN FINANCIAL...  |  |

\*Tax collected

A) IMMOBILIZATION

PLOT / HOUSE NO.

C-21

B) VEHICLE REGISTRATION

GIVE DETAILS

C) OTHER





