

*Pala*

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*2/28*

INDIAN EXPRESS  
FOR 300000

श्री गणेशाय नमः

382 / 989 2287

# AGREEMENT FOR SALE

*Purchaser*  
Name:

Tayesh V. Chauhan.

BVI no: A in B/2008 on 2<sup>nd</sup> Fl.

Earth Residency.

Delisore (E)

MUM: 68.

*Perpet*  
SH  
+

# M/S SADDGURU ASSOCIATES

4, Shiv-Hara Co. Op. Hsg. Soc. Ltd.  
Kasturba X Road No. 2,  
Opp. Shatabdi Municipal Hospital  
Borivali (East), Mumbai-400 066

Tiya)-09869544867

Monday, February 17, 2014  
11:40 AM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 1430 दिनांक: 17/02/2014

गावाचे नाव: दहिसर

दस्तऐवजाचा अनुक्रमांक: बरल-2-1193-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जयेश व्रजलाल चौहान

नोंदणी फी

दस्त हस्ताळणी फी

पृष्ठांची संख्या: 40

₹. 30000.00

₹. 800.00

रक्कम:

₹. 30800.00

आपणास मूळ दस्त ,यंबनेल सिट,सूची-२ व सी.डी अदाले 11:54 AM ह्या वेळेस मिळविले.

सह दु.नि.का.कोरीवती2

बाजार मुख्य: ₹.4448500/-

भरलेले मुद्रांक शुल्क : ₹. 325000/-

मोबादलता: ₹.65000000/-

1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/घनदेश/रे. ऑर्डर क्रमांक: MH001615541201314E दिनांक: 14/02/2014

वेळेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹. 800/-

UNREGISTERED ORIGINAL DOCUMENT  
RELEVERED ON 21/02/2014



**CHALLAN**  
MTR Form Number-6

*S. D.*

*25/1*

SRN	MH001615381201314E	BARCODE	[Barcode]		Date	14/02/2014-16:09:50	Form ID	25-1
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)					
Sale of Non Judicial Stamps SOS Mumbai only			PAN No. (If Applicable)					
Office Name	BRL 9, JT SUB REGISTRAR BORIVALI 9		Full Name	MR JAYESH VRAJLAL CHAUHAN				
Location	MUMBAI		Flat/Block No.	FLAT NO 9/208 2ND FLOOR				
Year	2013-2014 One Time		Premises/Building	EARTH RESIDENCY BLDG RATAN NAG				
Account Head Details			Road/Street	D N DUBEY ROAD DAHISAR EAST MUM				
0030045501	Sale of Nonjudicial Stamp		Area/Locality	D N DUBEY ROAD DAHISAR EAST MUM				
Amount In Rs.			Town/City/District	D N DUBEY ROAD DAHISAR EAST MUM				
325000.00			Pin	4 0 0 0 6 8				
Total			Remarks (if Any)	PAN2--PN=MR ANURAG RAI AND SMT RASH MI GAUTAM RAI AND MR AMBER RAI-CA=6 500000 ५००००० - २१ ९९०३ ९ ४० Five Thousand Rupees Only २०१४				
Payment Details			Amount In Words	Three Lakh Twenty Five Thousand Rupees Only				
STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	REF No.	00003002014140250970   IK43218492			
Cheque/DD No			Date	14/02/2014-16:10:53				
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				
Mobile No. : Not Available								



*१५/२१.११.२०१४*

*Anurag Rai*

*S. D.*

बाल - २१		
११८३	२	४०
२०१४		



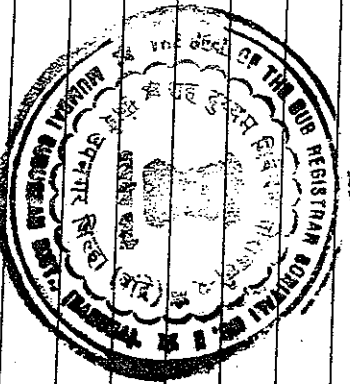
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Name	
Name	
Mobile	



CHALLAN  
MTR Form Number-6

32

GRN	MH001615381201314E	BARCODE	325000.00				Date	14/02/2014 10:09:50	Form ID	25.1
Department	Inspector General	REMARK DATE 14/02/2014 10:36:19 3ayer Data GR191(BK12)								
Type of Document	Non-Judicial Customer Direct Payment	AMOUNT	325000.00							
Deface Number	990050439201314	Deface Number 990050439201314								
St.No.	990050439201314	Deface Number 990050439201314								
Office Name	Office Name in words: Three Lakh Twenty Five Thousand Rupees Only									
Location	MUMBAI	Full Name	MR JAYESH VRAJLAL CHAUHAN							
Year	2013-2014	Flat/Block No.	FLAT NO B/208 2ND FLOOR							
Account Head Details	Amount In Rs.	Premises/Building								
0030045501	Sale of NonJudicial Stamp	Road/Street	EARTH RESIDENCY BLDG RATAN NAGAR							
	325000.00	Area/Locality	D N DUBEY ROAD DAHISAR EAST MUMB.							
		Town/City/District								
		PIN	4	0	0	0	6	8		
		Remarks (If Any)	PAN2--PN=MR ANURAG RAI AND SMT RASH MI GAUTAM RAI AND MR AMBER RAI-CA=6 500000							
Total	325000.00	Amount In Words	Three Lakh Twenty Five Thousand Rupees Only							
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK								
Cheque/DD No		Bank CIN	REF No.	000030020141402509701 IK43218492						
Name of Bank		Date	14/02/2014-16:10:53							
Name of Branch		Bank-Branch	STATE BANK OF INDIA							
Name of Branch	Validity Unknown	Scroll No., Date	46	5/02/2014 10:09:50						



Digitally signed  
PRAKASH NAWASO  
CHAVAN  
Date: 2014.02.17  
11:39:41 IST  
Reason: Secure  
Document  
Location: India

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

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325000	00	



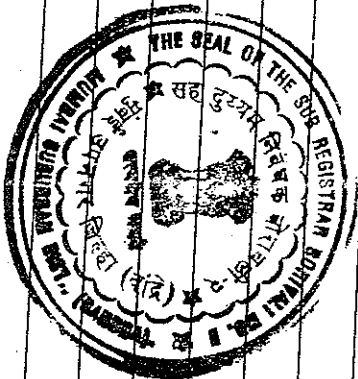


**CHALLAN**  
MTR Form Number-6

*Res*

*28*

GRN	MH001615541201314E	BARCODE	[Barcode]		Date	14/02/2014-16:15:05	Form ID	25.1
Department	Inspector General Of Registration		Payer Details					
Type of Payment	Registration Fees		TAX ID (If Any)					
	Ordinary Collections IGR		PAN No. (If Applicable)					
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9		Full Name	MR JAYESH VRALAL CHAUHAN				
Location	MUMBAI		Flat/Block No.	FLAT NO 8/208 2ND FLOOR				
Year	2013-2014 One Time		Premises/Builing	EARTH RESIDENCY BLDG RATAN NAG				
Account Head Details	Amount in Rs.		Road/Street	D N DUBEY ROAD DAHISAR EAST MUM				
0030063301	Amount of Tax		Area/Locality					
	30000.00		Town/City/District					
			Pin	4 0 0 0 6 8				
			Remarks (If Any)	PAN2--PN=MR ANURAG RAI AND SMT RASH MI GAUTAM RAI AND MR AMBER RAI-CA=6 500000				
Total	30000.00		Amount in Words	३०००० ३००००				
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	REF No.	000003002014140251105 IK43219217			
Cheque/DD No			Date	14/02/2014-16:15:39				
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				
Mobile No. : Not Available								



*अनुकूल*

*Anurag Rai*  
*Raj*  
*Subar*

वारी - २/		
९९८३	६	४०
२०१४		



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Type	
Office	
Loc:	
Year	
0031	
-	
-	
Total	
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भारत - २१		
११८३	८	४०
२०१४		





AGREEMENT FOR SALE

*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

THIS AGREEMENT FOR SALE made and entered into at Borivli-Mumbai on this 17<sup>th</sup> day of February, 2014 by and

B E T W E E N

MR. ANURAG RAI age 38 yrs  
SMT. RASHMI GAUTAM RAI age 36 yrs &  
MR. AMBER RAI age 27 yrs

all an adults, Indian Inhabitants, residing at Flat No.B/208 on the Second Floor of Earth Residency Building situated at Ratan Nagar, D.N.Dubey Road Dahisar East, Mumbai-400 068, hereinafter called the "Vendors" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his/her/their respective heirs executors, administrators and assigns) of ONE PART

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*[Handwritten signature]*

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*[Handwritten signature]*

A N D

MR. JAYESH VRADJAL CHAUHAN age \_\_\_ yrs.

both an adults, Indian Inhabitants, residing at Flat No.A/602 on the Sixth Floor of Earth Residency Building situated at Ratan Nagar, D.N.Dubey Road Dahisar East, Mumbai-400 068, hereinafter called the "purchaser" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators & assigns) of the OTHER PART.

WHEREAS the Vendors herein purchased Flat bearing No.B/208 (admeasuring 44.23 sq.meters Carpet area) on the Second Floor in Earth Residency Building situated at Ratan Nagar, D.N.Dubey Road, Dahisar East, Mumbai-400 068, more particularly described in the scheduled hereunder written, (hereinafter for brevity referred to as "THE SAID AGREEMENT") AS EARTH ESTATE DEVELOPERS PVT. LIMITED'S Agreement For Sale dated 20th day of September 2005 and the said Agreement was registered before Registrar of Assurances bearing Sr.No. BDR-6-05938-2005 dated:23/09/2005.



AND WHEREAS the Vendors are the owners, in use, occupation and possession and/or otherwise well and sufficiently entitled to the said Flat.

AND WHEREAS a Co-Operative Housing Society in respect of the said building is not yet formed.

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and		
2098		

of V.V. G. date

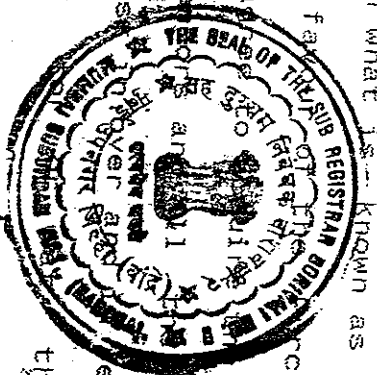
*Amal Desai*  
*Ripra*  
*Prabhat*

AND WHEREAS the Purchaser approached the Vendors to transfer and assign all their rights, title and interest in over and in respect of the said Flat as the holders thereof and all other rights, including right of the occupation or incidental to the same, which the Vendors has agreed to do.

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 Vendors as the holder in respect of the said Flat on the terms and conditions hereinafter appearing:

NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

1. The Vendors agree to transfer, convey and assign all their rights, title interest over into and in respect of the said Flat bearing No.B/208 (admeasuring 44.23 sq.meters Carpet area) on the Second Floor in Earth Residency Building situated at Ratan Nagar, D.N.Dubey Road, Dahisar East, Mumbai-400 068, as the holder of the aforesaid Flat and all other rights, title and interest including right of occupation and incidental to the aforesaid Flat on what is known as ownership basis to and in favour of the Purchaser the purchaser and in favour of the said Flat from the Vendor and interest in respect of the said Flat



Purchaser	अरवि - २/		
Aforesaid	११२३	११	४०
rights			
respect of			२०१४

*8-12-2012*  
*Aravind*  
*Aravind*

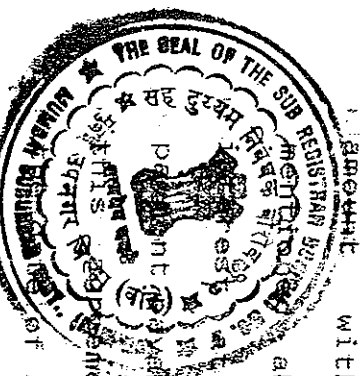
*2/2*

consideration of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only). The purchaser has paid Rs.12,00,000/- (Rupees Twelve Lakhs Only) to the Vendors as follows:

RTGS NO.	DATE	AMOUNT	DRAWN ON
1403877528	12/02/14	3,50,000/-	HDFC Borivli
R2785	17/02/14	6,00,000/-	East
		2,50,000/-	" "
		12,00,000/-	" "

(Subject to realisation of cheques) being part payment in respect of purchase of the said flat. (The receipt of which the Vendors doth hereby acknowledge and admit).

2. That the purchaser undertake to pay balance amount of Rs.53,00,000/- (Rupees Fifty Three Lakhs Only) to the Vendors within sixty days from the date of registration of this Agreement. If purchaser fails to pay balance



amount within stipulated time period as above then purchaser has to pay the rate 21% per annum balance payable and due to the Vendors as per Agreement from the date of default till the date of actual payment subject to Vendors shall handover necessary papers, documents required by the purchaser in time as and when required.

वर्त - २/	१०	
१९९३	१२	१३
२०१४		

That the Vendors shall handover vacant and peaceful possession of the said flat to the purchaser at the time of receiving full and final payment.

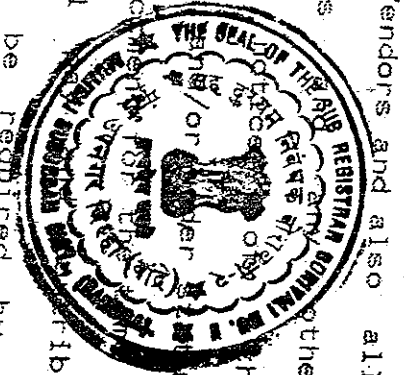
गुडवि. म. अर्पेक

Amudha  
R Gan

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4. The Vendors agree and undertake to get the said flat transferred to the name of the Purchaser in the relevant records of M/S EARTH ESTATE DEVELOPERS PVT.LTD. (hereinafter referred to as the said Builders) and shall also arrange to transfer the membership and other deposit and or security deposit including deposits in respect of Electric Meter and amount lying in contingency fund/repair fund in the name of the Purchaser herein and shall do or cause to be done, all necessary and lawful acts, matters and things and shall sign and execute all necessary papers and documents in order to completely and more effectually vesting the abovesaid Flat and all the rights, title and interest of and incidental to the said Flat belonging to and acquired by the Vendors to and in favour of the Purchaser herein. It is agreed that the Vendors and Purchaser shall bear and pay the amount of donation or transfer charges equally for the transfer of the said Flat payable to the Builders.

5. The Purchaser agree and undertake to observe and perform all the obligations terms and conditions of the original grant in favour of the Vendors and also all notices, rules, bye-laws other notification, Builders/Society legislative enactments force and shall amounts as may be required by the said

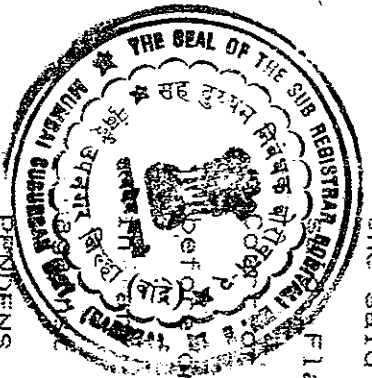


rule - 2/		
99813	93	80
Law of 2008		

*Shri. M. Siveya*  
*Murali*  
*Raja*  
*Jagan*

Builders/Society towards taxes, charges, rates, dues as hereinafter state subject to taking the vacant and peaceful possession of the said Flat. The Vendors agree and undertake to pay all the amounts as may be required by the said Builders/Society towards taxes, charges, rates dues which may have been accrued and due till the date of handing over vacant and peaceful possession of the said Flat to the purchaser. The Vendors shall be responsible for past liabilities of the said Flat which he hereby agrees to pay.

6. The Vendors state that there is no charges, lien, mortgage or any other prejudicial circumstances affecting the said Flat and that there is no defect in the title of the Vendors in respect of the said Flat. That there is no notice under any rule, law or act in regard to requisition or acquisition of the said Flat pending or proposed against the said Flat and there is no litigation in any office and /or any attachment either before or after Judgement or process of order court, office or authority, pending the said Flat and there are no LIS-PENDENS, Government or private debts or right.



बारात - २/	of
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9850	respect
२०१४	of

execution or any deed of document affecting said Flat and/or title of the vendors in respect of the said Flat and yet if there happens to be any obligations or liabilities known or unknown either legal or financial prior to the purchase of the said Flat by the

श्री. व. व. शिंदे

*(Signature)*

R. Govil

*(Signature)*



Purchaser the responsibilities of complying or paying of such liabilities or obligations shall be on the part of the Vendors.

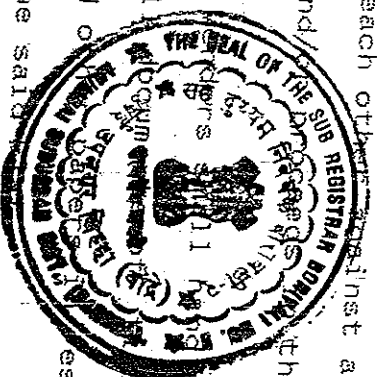
7. Except or otherwise expressly provided the Vendors herein shall sign and execute any papers, documents, applications, forms, deed, declaration, transfer deed, Deed of assignment required by the Purchaser.

8. The Vendors shall pay all outstanding taxes, rates dues maintenance charges, water and electric charges and other outgoings in respect of the said flat till the date of handing over vacant and peaceful possession of the said flat by The Vendors to the purchaser.

The Purchaser shall pay and continue to pay and shall be liable and responsible to pay taxes, rates, dues maintenance charges, including common electric charges, sinking fund and electric charges and water charges in respect of the said flat from the date of taking vacant and peaceful possession of the said flat and shall also pay and continue to pay taxes, rates, dues, charges and outgoings as may be hereinafter imposed or levied and the parties herein shall indemnify and keep indemnified each other against any such claims or demands and/ or this respect.

9. The Purchaser shall pay and continue to pay taxes, rates, dues, charges and outgoings as may be hereinafter imposed or levied and the parties herein shall indemnify and keep indemnified each other against any such claims or demands and/ or this respect.

such claims	2/
to	9923 9480



*g n l n, r i t e e r*  
*Amruteshwar*  
*Rajay*  
*Amruteshwar*

10. That the Stamp-duty and Registration charges in respect of the said Flat prior to the date of this Agreement if any, levied by the competent authority now or in future shall be borne and paid by the Vendors.

11. That the Stamp-duty and Registration charges in respect of the said Flat pertaining to this Agreement if any, levied by the competent authority now or in future shall be borne and paid by the purchaser.

12. That this Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and Maharashtra Ownership Flats Rules 1964 and other provisions of the law applicable thereto.

THE SCHEDULE OF THE FLAT ABOVE REFERRED TO:

Flat bearing No. B/208 (admeasuring 44.23 Sq. meters Carpet area) on the Second Floor in Residency Building situated at Ratan N. Dubey Road Dahisar East, Mumbai-400 1805 being at Village: Dahisar, Borivli in the Registration District and Sub-District of Mumbai City and Mumbai



बल्ल - २/११ Suburban.	
9923	9९४०
20१४	

The said Earth Residency Building was constructed in the year 2004 and is consisting of Stilt + Seven upper floors and is with lift.

IN WITNESS WHEREOF THE PARTIES HEREIN

HAVE HERUNTO SET AND SUBSCRIBED THEIR

Signature: G. S. Sule

Signature: [Handwritten]

Signature: [Handwritten]

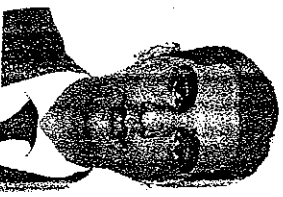
RESPECTIVE HANDS AND SEAL THE DAY AND THE YEAR  
FIRST HEREINABOVE WRITTEN:

SIGNED, SEALED & DELIVERED BY )  
the withinnamed "Vendors" )

① MR. ANURAG RAI )  
PAN No. AENPR4598F )

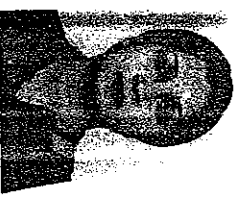
② SMT. RASHMI GAUTAM RAI & )  
PAN No. A&ZPPA-5H30-D )

③ MR. AMBER RAI )  
PAN No. AGVPR0381C )  
in the presence of ..



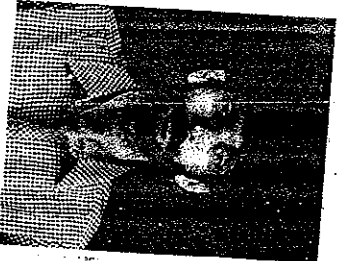
*Anurag Rai*

*Rashmi*



*Amber Rai*

SIGNED, SEALED & DELIVERED BY )  
the withinnamed "Purchaser" )  
\* MR. JAYESH VRAJLAL CHAUHAN )  
PAN No. ALKPC8098H )  
in the presence of ..



*Jayesh V. Chauhan*

WITNESSES:

- ① DHARENI P. CHAUDHARI
2. KARRA M. SWAIN

*[Signature]*



बता - २१	
११६३	१७४०
२०१४	

*[Handwritten mark]*

R E C E I P T

RECEIVED of and from with named  
Purchaser or Transferee MR. JAYESH VRAJLAL  
CHAUHAN a sum of Rs. 12,00,000/- (Rupees Twelve  
Lakhs Only) as follows:

RTGS NO.	DATE	AMOUNT	DRAWN ON
①	12/02/14	3,50,000/-	HDFC Borivli East
②	17/2/14	6,00,000/-	" "
③	17/2/14	2,50,000/-	" "
		<u>12,00,000/-</u>	

(subject to realisation of cheques) being part  
payment towards purchase of Flat bearing  
No. B/208 (admeasuring 44.23 sq. meters Carpet  
area) on the Second floor in Earth Residency  
Building situated at Ratan Nagar, D.N. Dubey  
Road Dahisar East, Mumbai-400 068.

WE SAY RECEIVED RS. 12,00,000/-



MR. ANURAG RAI

SMT. RASHMI GAUTAM RAI

MR. AMBER RAI  
Vendors.

भारत - २/		
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WITNESSES:

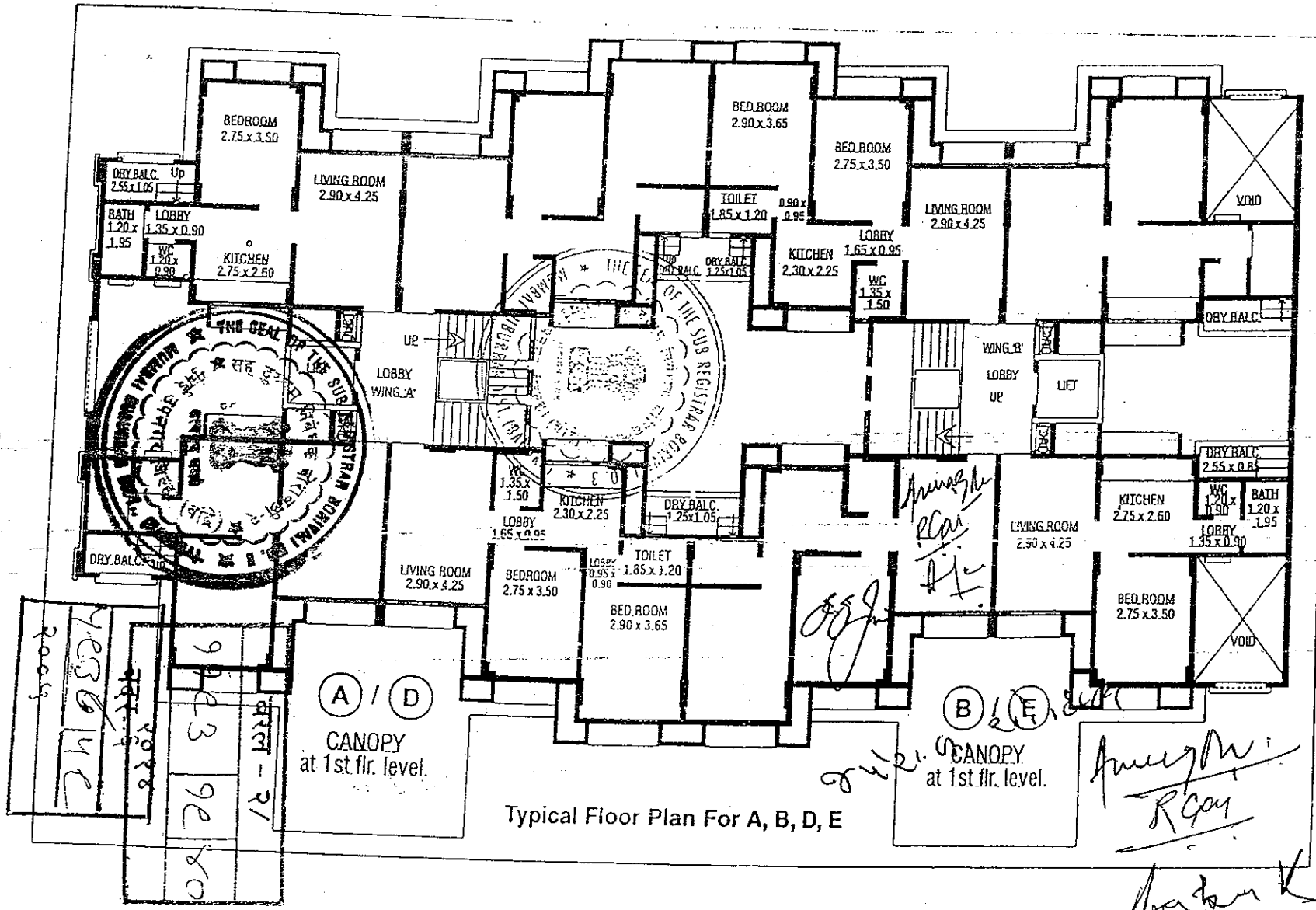
1. *Shyam Chaudhri*

2. *Vishal M. Shah*

3333.5.14

*Amer*  
*Raj*

58



Flat No.: B-208

Floor: 2nd

Wing: B

20/0

खतल - २१/	
११२३	२०४०
२०१४	



igned & deve



०/१४

\*BOMB6-5938-2005INDEX2\*

दुयम निबंधक: बोरीवली 3 (बोरीवली)

दस्ताक्रमांक व वर्ष: 5938/2005

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : दहिसर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देणे की पट्टेदार ते नमूद करावे) मोबदला रु. 1,560,000.00  
बा.भा. रु. 1,086,731.00

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

(1) सिटिएस क्र.: 1806 वर्धा न. विभागाचे नाव - दहीसर ( बोरीवली ), उपविभागाचे नाव - 89/411 - भुभागा: उत्तरेस तिक रोड, पुर्वेस एस.व्ही. रोड, दक्षिणेस नदी व पश्चिमेस रेल्वे लाईन. सत्तर.मिळकत सि.टी.एस. नंबर - 1806 मध्ये आहे. सदनिका क्र 208, 2रा मजला, बी विंग, अर्थ रसीडेन्सी

(3)क्षेत्रफळ

(1) बांधीव मिळकतीचे क्षेत्रफळ 53.076 चौ.मी. आहे.

(4) आकारणी किंवा जुडी देण्यात असलेले

(1)-

(5) दस्तऐवज करून देण्या-या

(1) संसल अर्थ इन्स्टीट्यूट, प्रा.लि. चे संचालक भूपेश बाबूलाल जैन तर्फे नागराज एस. सांगीप्राज्ञा :- पत्र/पलट नं: 20; गल्ली/रस्ता: 2/22 बी जी रोड; ईमारतीचे नाव: अर्थ हाउस; ईमारत नं. पेठ/वसाहत: -; शहर/गाव: मुंबई; तालुका: -; पिन: 2; फॅन नम्बर: -;

(6) दस्तऐवज करून घेण्या-या

(1) अनुशासना सच. -; पत्र/पलट नं: बी/1206; गल्ली/रस्ता: कुलुपवाडी; ईमारतीचे नाव: प्रिन रवेजा; ईमारत नं: 3; पेठ/वसाहत: -; शहर/गाव: बोरीवली पू नं: तालुका: -; पिन: 66; फॅन नम्बर: -;

(7) दिनांक

(2) रस्मी नोंदना सच. -; पत्र/पलट नं: वरीलप्रमाणे गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: तालुका: -; पिन: -; फॅन नम्बर: -;

(8)

करून दिल्याचा: 20/09/2005

(9) अनुक्रमांक, खंड व पृष्ठ

23/09/2005

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 61750.00

(11) बाजारभावाप्रमाणे नोंदणी शुल्क

रु 15600.00

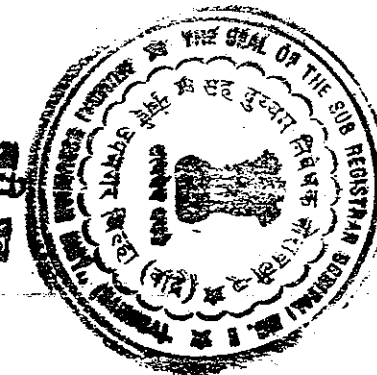
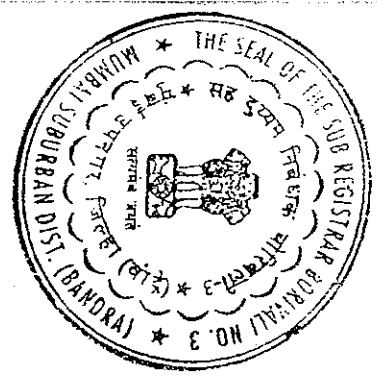
(12) शेष



बालत - २/		
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श्री. सुभाष...  
श्री. अशोक...  
श्री. अशोक...  
श्री. अशोक...

श्री. सुभाष निबंधक बोरीवली क्र. ३



श्री. सुभाष निबंधक बोरीवली क्र. ३

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बाल - २/	
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# EARTH ESTATE DEVELOPERS PVT. LTD.

93  
23

Regd. & Admn. Office :

101, Akruiti Aditya, 36-Noshir Bharucha Marg, Opp. Grant Road Station (W), Mumbai - 400 007.

Tel : 2389 6324 / 25 • Fax : 2385 8330

Ref. No: C,

Dated 12<sup>th</sup> February 2014

Shri Anurag Rai,  
Smt. Rashmi Goutam Rai,  
& Shri Amber Rai  
B-208 Earth Residency,  
D.N.Dubey Road,  
Dahisar(East),  
Mumbai-400 068.

Respected Sir,

Sub- M.O.C. for sale of Flat no-B 208 in Earth Residency.

This is to certify that as per our records Shri Anurag Rai , Smt.Rashmi Goutam Rai & Shri Amber Rai were the legal owners and having possession of flat no-B-208, on the Second floor with named Earth Residency (C.T.S. no.1805) and having 44.23 sq.mtrs. carpet area, and the said building is having stilt +seven upper floors with lift, in the village Dahisar -1st aka Borivalli, in the ward of Brihan Mumbai Mahanagar pabka and we don't have any objection if the said owners sells their flat to Mr. Jayesh Vrajlal Chauhan.

We further confirm that there are no dues pending by the said member Towards Maintenance Charges or any other dues in respect of the Said flat payable to us subject to NOC from Bank of Baroda , Borivalli(West) Branch who has given loan to said Shri Anurag Rai , Smt.Rashmi Goutam Rai & Shri Amber Rai & as on today Rs.11,31,518/- is still balance.

This letter is issued on the request of the said members enable him to proceed for the registration and completion of Thanking you,

FOR EARTH ESTATE DEVELOPERS

Director



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Annexure - B

माल-मतेच्या राजिस्टर काडतील उतारा

नीची सर्व दस्तऐवज

संख्या : बोरीवली, सिव्हा-मूर्ध

पाने क्र.

हीदी सर्व संख्या	संप्रकाश दौरस मिटर	सत्ता प्रकार	सत्तासत्ता मारलेल्या साध्यात अथवा सहाया संपत्तिस व ती केवळ बदलासहाया
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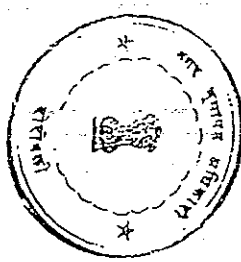
प्रतिबद्धता हक्क

सन १९६७ मध्ये यादगाच्या नव-हक्क कथा प्रत्येक भागा १ की पत्रे संपन्न जगासाठी ती पत्रे :  
श्रीमती कड

पत्रे संख्या  
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नारील	व्यवहार, नंबर	सहाय्य नंबर	नविन यादगा करणाऱ्यात (अ) अथवा हलर बीजा अथवा (ब)
	प्रमाण पत्र		

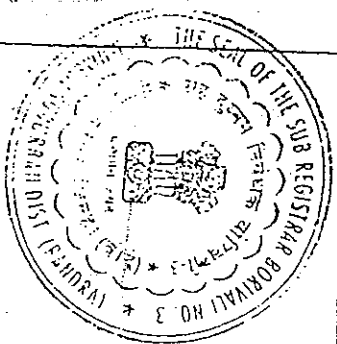
माल मतेच्या राजिस्टर मालिकार नंबर  
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 माल मतेच्या राजिस्टर मालिकार नंबर  
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माल मतेच्या राजिस्टर मालिकार नंबर  
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 माल मतेच्या राजिस्टर मालिकार नंबर  
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To:  
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Owner

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Dr. Bhabha, A. R. Wani  
Dr. Bhabha, A. R. Wani, Bldg.  
Radivali (West), Mumbai-400 028

BIRI HANUMANTJI A. J. MAHAJANAGARPAITKA

NO. CHE/A-003/RP(WS)/AR

11 OCT 2004

To,  
Shri B.B. Jain,  
Owner.

O.C

Subject : Part Occupation permission to Wing A & B  
Comprising of Stilt + 7 upper floors of  
Bldg. No. 'A' on plot bearing C.T.S. No.  
1805, 1806 & 1807/B of village Dahisar  
at Dipnarayan Dube Marg, Dahisar (East).

Reference : Your Archt's letter No. SA/EB/341/R-1A/94,  
dated 31.03.2004.

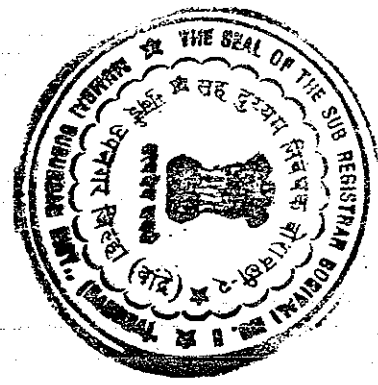
\*\*\*\*\*

The development work of Wing A & B of Bldg. No. 'A' comprising  
1807/B of village Dahisar at Dipnarayan Dube Marg, Dahisar (East) &  
completed under the supervision of Shri Anish Chouhan, Licensed Archt-  
tect having Lic. No. CA/75/1304, Shri M.M. Khalid, Licensed Archt-  
Engineer, having licence No. STP/M/53 and Lic. site supervisor, Shri  
Bharat Jain, having licence No. J/57/SS-II, may be occupied on the  
following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be obtained  
from A.E.W./North and a certified copy of the same shall be  
submitted to this office.
  2. That the balance I.O.D. / Layout conditions to be complied  
with before requesting full O.C.
- A set of plan duly signed is returned herewith in token of  
approval.

Yours faithfully,  
11/10/04

Dr. Ex. Engineer Bldg. Projects  
(Western Suburbs) N. Wani



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anish chouhan

off - 2411 24 32  
fax - 2412 01 57

dip. arch. a. i. i. a.  
architect and interior designer  
137 hind rajasthan bldg.


95. dadasaheb phalke road, dadar (e), mumbai 400 014

81 EEB/341/R-1C/94

To Whom It May Concern:

This is to certify that while approving layout for property bearing C.T.S. No. 1805, 1806 & 1807(B) of village Dahisar vide no. CE/1691/BJP(WS) LOR dated 28/09/2001, three building having initials A B & C was considered.

The Building 'A' consists of Block 'A', 'B', 'C', 'D' & 'E'.  
The Building 'B' consists of Block 'H', 'I' & 'J'.  
The Building 'C' consists of Block 'F' & 'G'.

  
anish chouhan  
architect



वर्तमान - २/		
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Dr. F  
Kann

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Office of the  
Ex. Eng. Bldg. Prop. (W/S) P. & R. Wards  
Dr. Babasaheb Ambedkar Market Bldg.  
Kandivalli (West), Mumbai-400 067.  
BRIHANMUMBAI MAHANAGARPALIKA

This I.O.D./C.C. is issued Subject  
to the provisions of Urban Land  
Acquisition and Regulation Act, 1976

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')  
NO. CHE / A-0093 /BP (WS) /K/AR 31 MAR 2001

COMMENCEMENT CERTIFICATE

M. B. B. Jain  
A. to Owners, Shri S. R. Garg & Others.

With reference to your application No. 5518 dated 16.5.1998 for  
Development Permission and grant of Commencement Certificate under section 45 & 69 of the  
Maharashtra Regional and Town Planning Act 1966, to carry out development and building  
permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a  
Building on the development work of Proposed Building 'A' at  
P.S. No. 1805, 1806 and 1807(B)  
premises at Street OFF D.N. Dubej Road

Age Dahisar Plot No. Ward R/North  
located at Dahisar (East)

The Commencement Certificate/Building Permit is granted on the following conditions:  
The land vacated in consequence of the endorsement of the setback line/road widening line  
shall form part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used  
permitted to be used by any person until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain valid for one year  
commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This commencement Certificate is renewable every year but such extended period shall be  
no case exceed three years provided further that such lapse shall not bar any subsequent  
application for fresh permission under section 44 of the Maharashtra Regional & Town Planning  
Act, 1966.

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-

- 1) The development work in respect of which permission is granted under this certificate is not  
carried out or/the use thereof is not accordance with the sanctioned plans.
- 2) 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.

- 3) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by  
the applicant through fraud or misrepresentation and the application and every person denying  
the through or under him in such an event shall be deemed to have carried out the  
development work in contravention of section 43 or 45 of the Maharashtra Regional and Town  
Planning Act, 1966.

The condition of this certificate shall be binding on the applicant but ~~not~~ the help,  
executors, assignees, administrators and successors of the applicant shall be  
under him.

The Municipal Commissioner has appointed Shri P. R. G. as the  
Authority under section 45 of the said Act.

This C.C. is restricted for work upto

SEAL OF THE SUB REGISTRAR BARRISTER AT LAW  
OFFICE OF THE SUB REGISTRAR BARRISTER AT LAW  
MUMBAI  
FOR AND ON BEHALF OF LOCAL AUTHORITY  
Brihanmumbai Mahanagarपालिका  
ONLY

9923 3980

Asst. Engineer, Building Proposal (West. Sub.)  
FOR R/Wards

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

✓ This C.C. is now further extended only for Wing 'A' & 'B', Stilt & 7th floors, as per approved phase programme.

13 SEP 2001

J. N. W. P.  
A.E.R.P. (W.S.)  
(RINJ)

3) This C.C. is extended for work up to Stilt slab level for wing C, D & E. as per approved amended plan dt 9-11-2001

21 DEC 2001

A.E.R.P. (RINJ)



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TRUE COPY  
ANISH CHOZHAN  
ARCHITECT

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Handwritten: "D"

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHAUHAN JAYESH V

VRAJLAL JETHALAL CHAUHAN

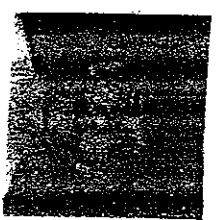
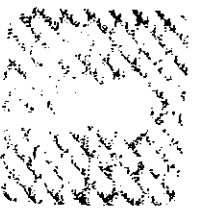
08/01/1974

Permanent Account Number

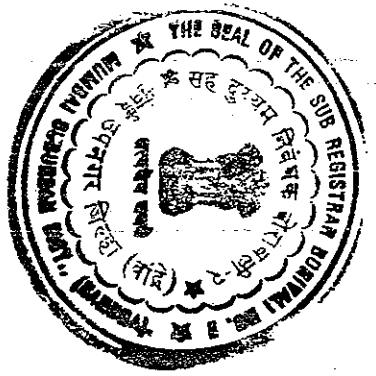
ALKPC8098H

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कार्य - २१	
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Vendor  
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आयकर विभाग  
INCOME TAX DEPARTMENT

ANURAG RAI  
DAMODAR RAI  
26/12/1975  
Permanent Account Number  
AENPR4598F

*Signature*  
Signature

भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

RASHMI GAUTAM  
ANIL KANT GAUTAM  
25/10/1978

Permanent Account Number  
AGZFG5470D

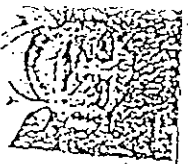
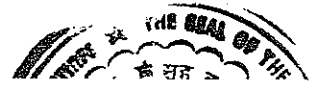
Signature

भारत सरकार  
GOVT. OF INDIA



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REGISTRATION  
AADPSS6323L  
KIRITAI-SNUBHAI SHAM  
MANUBHAI MANILAL SHAI

07-05-1955

भारत सरकार (दोहा)  
दोहा

भारत सरकार  
INCOME TAX DEPARTMENT  
RUNIT BHARAT KAYA  
BHARAT KANIBHA KAYA  
24/04/1994  
CNOFK7758A

भारत सरकार  
GOVT. OF INDIA



Amber No. 3

भारत सरकार  
भारत सरकार  
INCOME TAX DEPARTMENT  
GOVT. OF INDIA

AMBER RAI  
DAMODAR RAI  
05/03/1977  
Refinement Account Number  
ACVPR0331C



वारी - २/		
9923	30	80
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Summary I (GoshwaraBhug-1)

मासवार, 17 फेब्रुवारी 2014 11:40  
म.पु.

दस्त गोषवारा भाग-1

बरत-2  
दस्त क्रमांक: 1193/2014 36

दस्त क्रमांक: बरत-2/1193/2014

बाजार मुल्य: रु. 44,48,500/-

मोबदला: रु. 65,00,000/-

भरवेलें मुद्रांक शुल्क: रु.3,25,000/-

दु. नि. मह. दु. नि. बरत-2 यांचे कार्यालयात

अ. क्र. 1193 बर दि. 17-02-2014

गोची 11:33 म.पु. वा. हजार केला.

पावनी: 1430

मादरकरणाचे नाव: जयेश द्रजलाल चौहान

पावनी दिनांक: 17/02/2014

नोंदणी फी

दस्त हाताळणी फी

पुष्टाची संख्या: 40

रु. 30000.00

रु. 800.00

Goshwara Bhug-1

दस्त हजार करणाऱ्याची माहिती:

एकुण: 30800.00

मह. दु. नि. का-बोतीबली 2

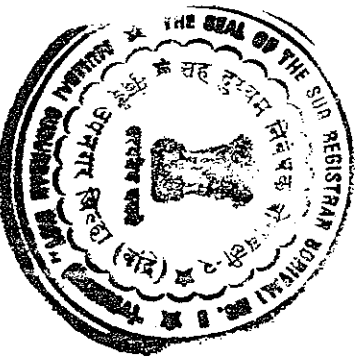
मह. दु. नि. का-बोतीबली 2

दस्ताचा प्रकार: करारभागत

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-मंड (दोन) मध्ये नसून न केलेल्या कोणत्याही मागरी क्षेत्रात

शुक्रा. क्र. 1 17/02/2014 11: 33 : 14 AM ची वेळ: (मादरीकरण)

शुक्रा. क्र. 2 17/02/2014 11: 34 : 03 AM ची वेळ: (फी)



मादरीकरण

\* यदा दस्तऐवज श मोहली कार्यालयीन कामातून वगळत घेतला जातो तर मुद्रांक मोदणीस शुद्धित केलेला आहे. \* दस्तऐवज मादरीकरण, विकल्प अदातो, अक्षीकरण व सोबत जोडलेल्या दस्तऐवजांचे काढणे वास्तविक आहे. \* दस्ताची भरवणी, श्रधला कायदेशीर काहीतरी करत निघाल्यास या शुद्धीकरण व मोहली व मादरकारण प्राप्तित.

Amulhar

लिहून देणारे: R.Pai

Goshwara Bhug-1

लिहून देणारे:

iSarita v1.3.0

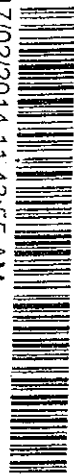
20



बारा - २ /	
११८३	३८ ३८
२०२४	



Summary-2( दस्त गोधारा भाग - २ )



17/02/2014 11:43:55 AM

दस्त गोधारा भाग-2

वर्तन: 2  
दस्त क्रमांक: 1193/2014 3e

दस्त क्रमांक : वरत-2/1193/2014  
दस्तावा प्रकार : करारनामा

अतु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: जशेश राजलाल चौहान पत्ता: प्लॉट नं: ए/६०२, माळा नं: २ धरा मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विल्डींग, ब्लॉक नं: दहिसर पूर्व मुंबई, रोड नं: रतन नगर डि.एन. दुबे रोड, महाराष्ट्र, मुंबई. पॅन नंबर: ALKPC8098H	लिहून देणार वय :- 40 स्वाधारी:- अनुपम.डी.डि.ए.		
2	नाव: अनुराग - राई पत्ता: प्लॉट नं: बी/२०८, माळा नं: २ सरा मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विल्डींग, ब्लॉक नं: दहिसर पूर्व मुंबई, रोड नं: रतन नगर डि.एन. दुबे रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AENPPR4598F	लिहून देणार वय :- 38 स्वाधारी:- अनुपम.डी.डि.ए.		
3	नाव: रश्मी गौतम राई पत्ता: प्लॉट नं: बी/२०८, माळा नं: २ सरा मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विल्डींग, ब्लॉक नं: दहिसर पूर्व मुंबई, रोड नं: रतन नगर डि.एन. दुबे रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: AGZPG5470D	लिहून देणार वय :- 36 स्वाधारी:- अनुपम.डी.डि.ए.		
4	नाव: अंबर - राई पत्ता: प्लॉट नं: बी/२०८, माळा नं: २ सरा मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विल्डींग, ब्लॉक नं: दहिसर पूर्व मुंबई, रोड नं: रतन नगर डि.एन. दुबे रोड पॅन नंबर: AGVPPR0381C	लिहून देणार वय :- 37 स्वाधारी:- अनुपम.डी.डि.ए.		

दरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ: 17/02/2014 11:36:38 AM

ओळख:

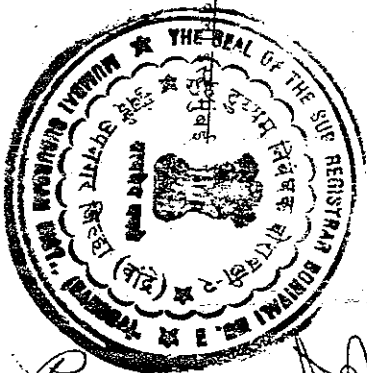
खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना  
अतु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: कीर्ती पम. शाह  
वय: 58  
पत्ता: गाला एमटेड, बोरीवली इस्ट मुंबई  
पिन कोड: 400066

छायाचित्र

अंगठ्याचा ठसा

- 2 नाव: सुनील शरत कवा  
वय: 19  
पत्ता: गाला एमटेड, बोरीवली इस्ट मुंबई  
पिन कोड: 400066



iSarita v1.3.0

Summary-2 (दस्तावेजों की जांच की रिपोर्ट - 2)

दिनांक क्र. 4 ची वेक: 17 / 02 / 2014 11 : 37 : 22 AM

दिनांक क्र. 5 ची वेक: 17 / 02 / 2014 11 : 37 : 35 AM नोंदणी पुस्तक 1 मध्ये  
 सह. 5. दिनांक नोंदणी

EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH001615381201314E	0000570429201314
2	MH001615541201314E	0000570428201314

1193 / 2014

1. Verify Scanned Document for correctness through thumbnaill (4 pages on a side) printout after scanning.
  2. Get print and mini-CD of scanned document along with original document, immediately after registration.
- For feedback, please write to us at [feedback:isarita@gmail.com](mailto:feedback:isarita@gmail.com)

दस्तावेज - 2/	
9903	5050
	5050



प्रमाणित दस्तावेज आहे की वा  
 दस्तावेजाची नोंदणी..... मध्ये आहे !

सह. 5. दिनांक नोंदणी, नोंदणीची क्र. 2,  
 मुंबई नगरपालिका निवासा

दस्तावेज क्र. 9903 / 5050  
 नोंदणी दिनांक: 17 FEB 2014

सह. 5. दिनांक नोंदणी, नोंदणीची क्र. 2,  
 मुंबई नगरपालिका निवासा.



17 February, 2014

सूची क्र. 2

दुधम निबंधक : मह. दु. नि. बोरीवली 2

रत्न क्रमांक : 1193/2014

नॉदणी 63

Regn. 63m

गावाचे नाव : दहिसर

करारनामा

₹. 6,500,000/-

₹. 4,448,500/-

- (1) विलेखाचा प्रकार
- (2) नोंदना
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे)
- (4) भू-भाषण पोटहिस्या व शरक्रमांक(अमल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात येवेल किंवा.
- (7) रत्नोत्पन्न करान देणा-या/निवून देवणा-या पध्दतीबाबे नव किंवा दिवाणी न्यायालयाचा हुजुमनास किंवा आदेश अमल्यास प्रतियादिचे नाव व पना.

1805, पालिकेचे नाव: मुंबई मनपा इतर बॉर्नल, मदनिकान नं: बी/२०८, माळा नं: २सग मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विन्डींग, ब्लॉक नं: दहिसर पूर्व मुंबई 400068, गेट : रत्न नगर दि.एन. दुबे रोड, इतर माहिती: 44.23 चौ.मीटर

- (8) रत्नोत्पन्न करान घेणा-या पध्दतीबाबे व किंवा दिवाणी न्यायालयाचा हुजुमनास किंवा आदेश अमल्यास प्रतियादिचे नाव व पना.

1) नाव:- अनुराधा - राई, वय: 36;  
पना:- ब्लॉक नं: बी/२०८, माळा नं: २सग मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विन्डींग, ब्लॉक नं: दहिसर पूर्व रोड नं: रत्न नगर दि.एन. दुबे रोड, महााराष्ट्र, मुंबई.  
पिन कोड:- 400068

2) नाव:- रश्मी गोंतार राई, वय: 36;  
पना:- ब्लॉक नं: बी/२०८, माळा नं: २सग मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विन्डींग, ब्लॉक नं: दहिसर पूर्व रोड नं: रत्न नगर दि.एन. दुबे रोड, महााराष्ट्र, मुंबई.  
पिन कोड:- 400068

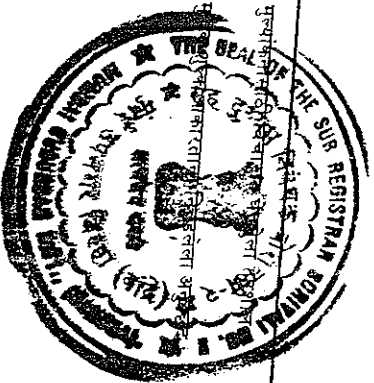
3) नाव:- अंबर - राई, वय: 37;  
पना:- ब्लॉक नं: बी/२०८, माळा नं: २सग मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विन्डींग, ब्लॉक नं: दहिसर पूर्व रोड नं: रत्न नगर दि.एन. दुबे रोड, महााराष्ट्र, मुंबई.  
पिन कोड:- 400068

1) नाव:- जयेश द्रवताल चौहान; वय: 40;  
पना:- ब्लॉक नं: ए/६०२, माळा नं: ६शा मजला, इमारतीचे नाव: अर्थ रेसिडेन्सी विन्डींग, ब्लॉक नं: दहिसर पूर्व मुंबई.  
पिन कोड:- 400068;



- (9) दस्तऐवज करान दिल्याचा दिनांक
- (10) रत्न नोंदणी केल्याचा दिनांक
- (11) अयुक्रमांक, जुड व पुर
- (12) बाजारभावपत्राचे मुद्रांक शुल्क
- (13) बाजारभावपत्राचे नोंदणी शुल्क
- (14) शेरा

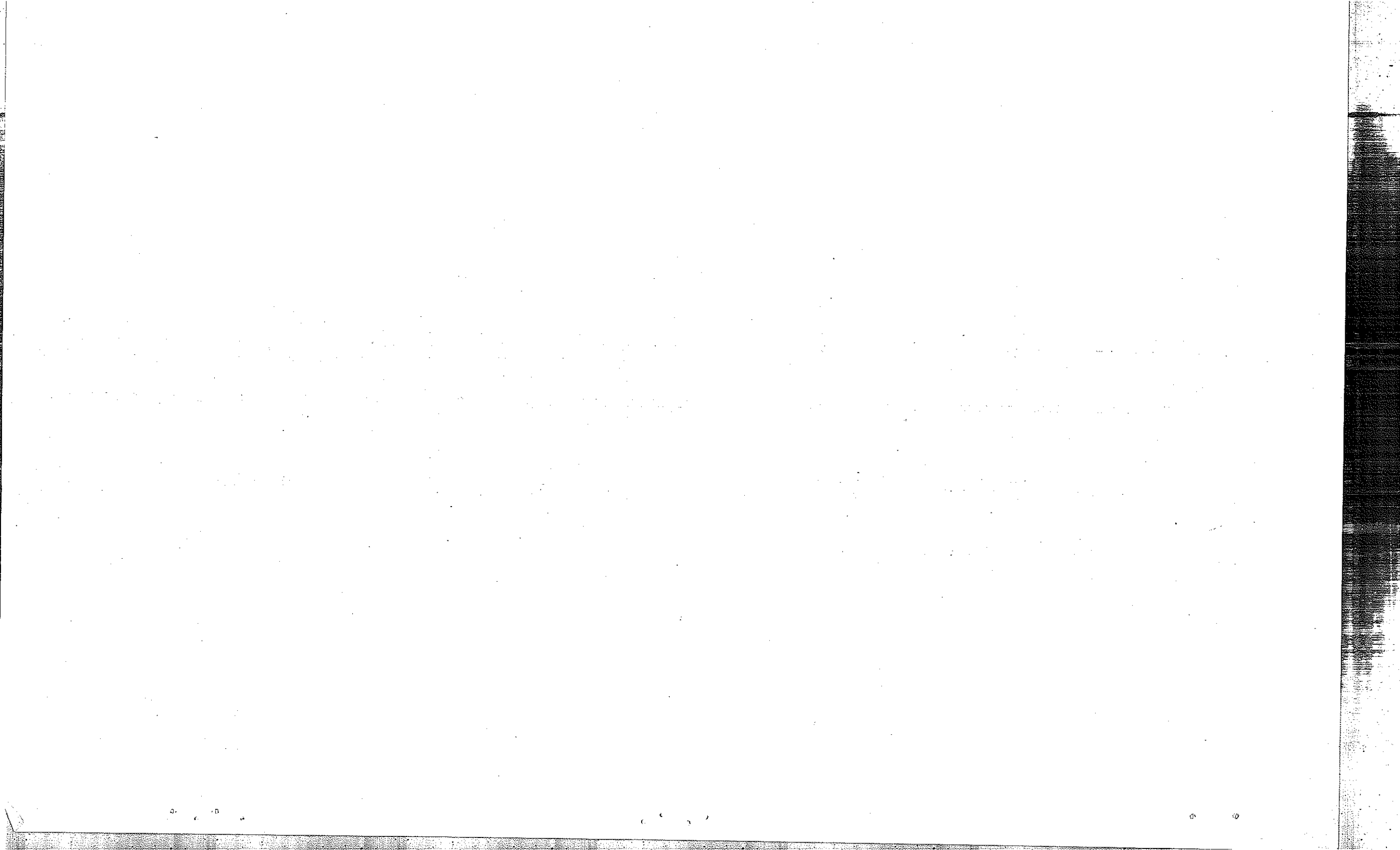
17/02/2014  
17/02/2014  
1193/2014  
₹.325,000/-  
₹.30,000/-



खरी पत्र

Null  
धर: दुधम निबंधक बायोवली- २,  
मुंबई उपनगर निबंधक.

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





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12<sup>th</sup> DAY OF February, 2014.

AGREEMENT FOR SALE

B  
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N

MR. ANURAG RAI,  
SMT. RASHMI GAUTAM RAI &  
MR. AMBER RAI

.....Vendors.

A  
N  
D

MR. JAYESH VRAJLAL CHAUHAN

.....Purchaser

\*\*\*\*\*  
Sdguru Associates  
9869544867  
\*\*\*\*\*

12/22  
17/2/14