



CHALLAN
MTR Form Number-6

GRN	MH012644821201718E	BARCODE		Date	29/03/2018-11:45:57	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID (If Any)		करल-४			
	Registration Fee	PAN No.(If Applicable)		४२२२ २ ७९			
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name		२०९८			
Location	MUMBAI			ARTHIKEYAN SUNDARRAJAN			
Year	2017-2018 One Time	Flat/Block No.		FLAT NO C-1105 11TH FLOOR SHRADDHA			
		Premises/Building		EVOQUE			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	230000.00	BHANDUP WEST	MUMBAI		4 0 0 0 7 8	
0030063301 Registration Fee	30000.00					SecondPartyName=SHRADDHA LANDMARK PVT LTD-
Total		Amount In	Two Lakh Sixty Thousand Rupees Only			
		Words				
FOR USE IN RECEIVING BANK						
Payment Details	IDBI BANK	Bank CIN	Ref. No.	69103332018032911539	16/041208	
Cheque/DD Details		Bank Date	RBI Date	29/03/2018-11:48:30	Not Verified with RBI	
Cheque/DD No.		Bank-Branch	IDBI BANK			
Name of Bank		Scroll No. . Date	Not Verified with Scroll			
Name of Branch						



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हादर चालन केवल दुरयम निसिधक कार्यालयात नोंदणी करवावयाच्या दस्तावेजाती लागू आहे. नोंदणी न करवावयाच्या दस्तावेजाती रादर नलान लागू नाही.

करल-४		
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT MUMBAI THIS 11th DAY OF APRIL IN THE YEAR TWO THOUSAND AND EIGHTEEN.

BETWEEN

SHRADDHA LANDMARK PVT LTD, a Private Limited Company, Registered under the Companies Act 1956 and represented by its Authorized Director MR. SUDHIR BALUBHAI MEHTA and having its registered office at A/309, Kanara Business Centre, Laxmi Nagar, Ghatkopar (East) Mumbai 400 075, having address at hereinafter referred to as "THE PROMOTER" (which expression shall unless it be repugnant to be context or meaning thereof be deemed to mean and include its successors in title and its assigns) of the ONE PART

AND

KARTHIKEYAN SUNDARRAJAN having address at B-107, Sai Srishti, LBS Marg, Bandup West, Mumbai:- 400 078, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and in the case of a firm the partners constituting the said firm the survivors and the heirs, executors and administrators of the last surviving partner and in the case of a company its successors) of the OTHER PART.

Promoter	Flat Purchase:r/s
<i>(Signature)</i>	<i>(Signature)</i>

WHEREAS

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A. On or Before 21-01-1954 Mr Ramchandra Hiraji Patil ("The Original Owner") was the owner of the immovable property being piece or parcel of freehold land lying and being at Bhandup bearing Survey No. 169, in the Registration sub-District of Mumbai Suburban District admeasuring 3 Acres 11 Gunthas (hereinafter shall be referred as the "said Property") more particularly described in the First Schedule hereunder written and by Gift deed Dated 21-01-1954, gifted the said Property to his Daughter Smt. Neerabai Jagannath Worlikar.

B. By Virtue of the above said Gift Deed Smt. Neerabai Jagannath Worlikar became owner of the said Property. Smt. Neerabai Jagannath Worlikar's name is mutated on the Property Register Card (PRC), copy of the PRC is annexed hereto and marked as Annexure "A". ("The Owner").

C. Smt. Neerabai Jagannath Worlikar has granted the Development Rights in respect of the said Property to the Promoter herein, vide Development Agreement Dated 17-09-2014 registered with the Sub Registrar of Assurances under his Sr. No. KRL-1/8267/2014 dated 17-09-2014. The Owner also executed and registered Power of Attorney in favour of the Nominee/s of the Promoter herein for carrying out development of the said Property. The Power of Attorney is also registered with the Sub Registrar of Assurances under his Sr. No. KRL-1/8268/2014 dated 17-09-2014.



D. The Promoter is undertaking redevelopment of the said Property under the provisions of Regulation 33 (10) read with Appendix IV of the Development Control Regulations for Greater Mumbai, 1991 (hereinafter shall be referred to as "the DCR, 1991"). It is clarified that the term "DCR, 1991", wherever the same appears hereinafter shall be deemed to mean and include the Development Control Regulations for Greater Mumbai, 1991 or any statutory modification or re-enactment thereof in accordance with the provisions applicable laws. Reference to any provisions of the DCR, 1991 herein, shall be deemed to mean a reference to the corresponding provisions of the re-enacted/modified development control regulations.

E. The said Property is declared as a slum area by virtue of notifications issued under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.

F. The Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM") has formulated and approved a policy for the redevelopment of Slums (hereinafter referred to as "the said Policy") through participation of slum dwellers

Promoter	Flat Purchaser/s

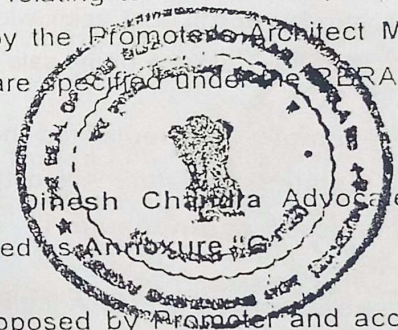
JJ. As defined under Section 2(k) of the Real Estate (Regulatory and Development) Act, 2016 (hereinafter shall be referred as the "RERA"), "Carpet Area" means the net usable floor area of the Flats, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but ~~including~~ the area covered by the internal partition walls of the said Flat.

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KK. Accordingly, the Promoters herein have allotted to the Purchaser, a Residential Flat in Sale Tower No. 1, in Wing C, Flat bearing No 1105 on 11TH Floor (hereinafter referred to as the "said Flat") admeasuring 349 square feet i.e. 32.43 square meters carpet area as per the RERA (as per SRA sanctioned plan the carpet area of the said Flat is 337 square feet i.e. 31.31 square meters), in the Building to be known as "SHRADDHA EVOQUE" which is more particularly stipulated in the FIRST SCHEDULE hereunder written and the said Flat is more particularly described in the SECOND SCHEDULE hereunder written, upon the term and conditions set out hereafter, The said Flat/s is marked and highlighted in Red Color on the Tentative Floor Plan annexed hereto as an Annexure "F".

LL. The Purchaser demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title relating to the said Property and the plans, designs and specifications prepared by the Promoter's Architect Mr. Vijay Turbadkar and of such other documents as are specified under the RERA and the rules made thereunder;

MM. The copy of Certificate of Title issued by Dinesh Chandra Advocate of the Promoter, has been annexed hereto and marked as Annexure "G".



NN. The copies of the plans of the Layout as proposed by Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said Property have been annexed hereto and marked Annexure "H".

OO. The copies of the plans and specifications of the said Flats agreed to be purchased by the Purchaser, as proposed by the Promoter have been annexed hereto and marked Annexure "F" and as approved by the concerned local authority.

PP. The Promoter has got some of approvals from the concerned local authority the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Building.

Promoter	Flat Purchaser/s
<i>[Signature]</i>	<i>[Signature]</i>

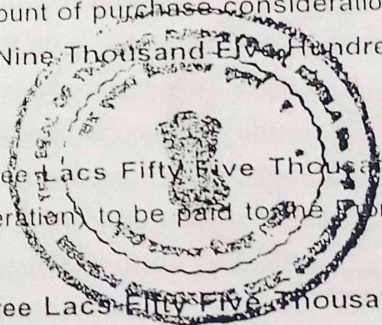
the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing to the Purchaser in respect of variations or modifications which may adversely affect the said Flat of the Purchaser except any alteration or addition required by any Government authorities or due change of law.

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1.a The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser One Flat in Sale Tower No 1, in Wing C, Flat bearing No 1105 on 11TH Floor (hereinafter referred to as the "said Flat") admeasuring 349 square feet i.e. 32.43 square meters carpet area as per the RERA (as per SRA sanctioned plan the carpet area of the said Flat is 337 square feet i.e. 31.31 square meters), in the Building to be known as "SHRADDHA EVOQUE", for the consideration of Rs. 35,55,000/- (Rupees Thirty Five Lacs Fifty Five Thousand Only) being the proportionate price of the common areas and facilities appurtenant to the Flat, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Third Schedule annexed herewith.

1.b The Purchaser has paid on or before execution of this agreement a sum of Rs. 3,55,500/- (Rupees Three Lacs Fifty Five Thousand Only) (not exceeding 10% of the total consideration) as Earnest Money Deposit of application fee and hereby agrees to pay to that Promoter the balance amount of purchase consideration of Rs. 31,99,500/- (Rupees Thirty One Lacs Ninety Nine Thousand Five Hundred Only) in the following manner: -

- I. Amount of Rs. 3,55,500/- (Rupees Three Lacs Fifty Five Thousand Only) (not exceeding 30% of the total consideration) to be paid to the Promoter on at the time of Excavation/Footing.
- II. Amount of Rs. 3,55,500/- (Rupees Three Lacs Fifty Five Thousand Only) (not exceeding 30% of the total consideration) to be paid to the Promoter on the execution of Agreement
- III. Amount of Rs. 5,33,250/- (Rupees Five Lacs Thirty Three Thousand Two Hundred Fifty Only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat is located.
- IV. Amount of Rs. 1,42,200/- (Rupees One Lac Forty Two Thousand Two Hundred Only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 1st slabs including podiums and stilts of the building or wing in which the said Flat is located.
- V. Amount of Rs. 1,06,650/- (Rupees One Lac Six Thousand Six Hundred Fifty Only) (not exceeding 70% of the total consideration) to be paid to the



Promoter	Flat Purchaser/s

FIRST SCHEDULE ABOVE REFERRED TO

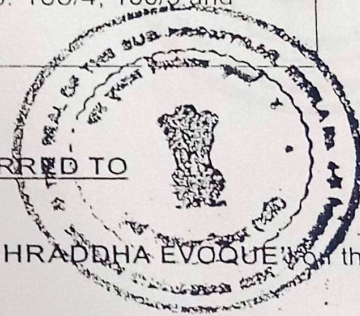
10,442 Sq. Meters of the land out of the all those pieces or parcels of freehold land bearing survey Nos. and C.T.S. Nos. and having area as listed below of village Bhandup, along with structures standing thereon, situate lying and being at Village Bhandup (W) in Greater Mumbai, in the Registration and Sub-Registration District of Mumbai Suburban

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Sr.No.	Survey Nos.	Hissa No.	Area in Acre / Gunthas	CTS Nos.	Area (in Sq.mtrs)
1	169	Part	3 Acres - 11 Gunthas	112	12,281.60
				112/2	669.80
			TOTAL		12,951.40

And bounded as under:

On or towards North	:	Plot Bearing CTS No. 101, 102, 103
On or towards East	:	Plot Bearing CTS No. 106
On or towards South	:	Plot Bearing CTS No. 113
On or towards West	:	Plot Bearing CTS No. 100/4, 100/5 and 100/6



SECOND SCHEDULE ABOVE REFERRED TO

All the Flat No as detailed below in the building known as "SHRADDHA EVOQUE" on the Land as detailed in the First Schedule hereinabove:

Sale Tower No.	1
Wing	C
Type	1 BHK
Flat No	1105
Floor No	11TH
RERA carpet area (sq. ft)	349
RERA carpet area (sq. mts)	32.43

Promoter	Flat Purchaser/s
<i>Handwritten Signature</i>	<i>Handwritten Signature</i>



SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400050
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 1)

26 SEP 2017

No. SHA/ENG/3877/S/PL/LOI-2096
COMMENCEMENT CERTIFICATE

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TO
M/S. Shradha Landmark Pvt. Ltd.
301, Sai Heritage, Above Axis Bank,
Ghatkopar (E), Mumbai.

Sir,

With reference to your application No. 2525 dated 20/09/2016 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. 112 (pt), 112/2 of village Bhandup, Mumbai

of village Bhandup situated at Bhandup, Mumbai

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SHA/ENG/2815/S/PL/LOI dt. 04/02/2016 Revised LOI 23/12/2016 and DA U/R No. SHA/ENG/3877/S/PL/AP dt. 15/03/2017

and on following conditions

- The land vacated in consequence of 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 permitted to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you or in the prevention of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year and the extended period shall be in no case exceed three years provided further that such lands shall not be subject to subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if
 - 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 plan.
 - Any of the condition subject to which the same is granted or any of the conditions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 46 of the Maharashtra Regional and Town Planning Act, 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The C.E.O. (SRA) has appointed SHRI. S. D. MAHAJAN Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Plinth Level

For and on behalf of Local Authority
The Slum Rehabilitation Authority
(Signature)
Executive Engineer (SRA)
FOR
CHIEF EXECUTIVE OFFICER
SLUM REHABILITATION AUTHORITY



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : P5180008864

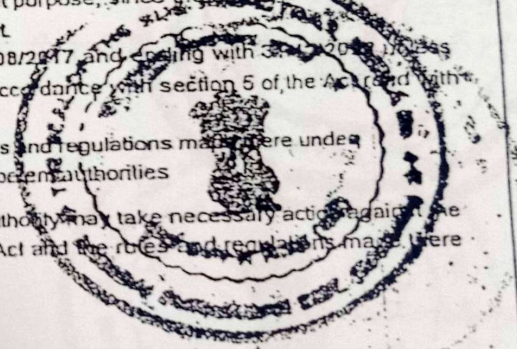
Project: Shradha Evoque, Plot Bearing / CTS / Survey / Final Plot No.: 112 PT, 112 / 2 at Kurla, Kurla, Mumbai Suburban, 400078;

- Shradha Landmark Private Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400075.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (1) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project

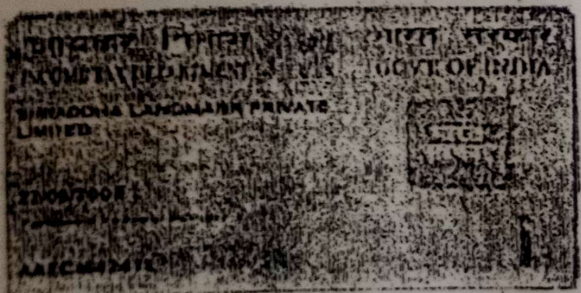
 - The Registration shall be valid for a period commencing from 19/08/2017 and ending with 31/07/2018, to be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

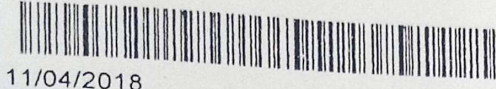


Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 19-08-2017 16:12:37

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 19/08/2017
Place: Mumbai





11/04/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कुर्ला 4

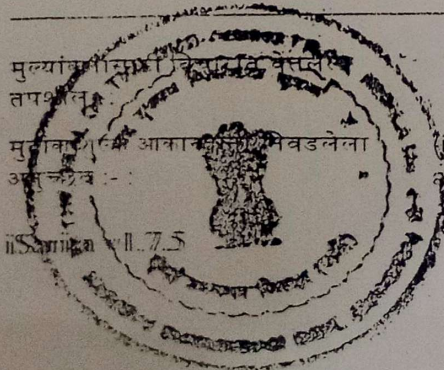
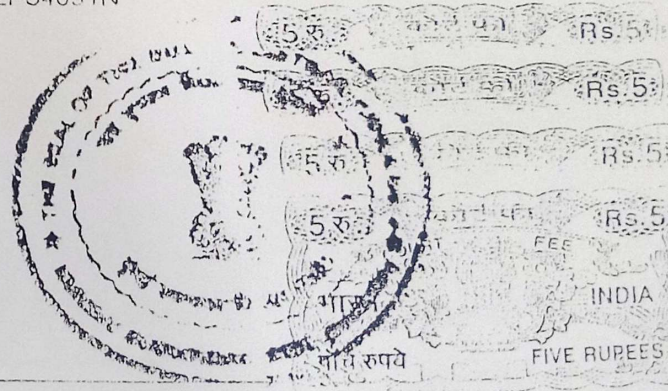
दस्त क्रमांक : 4222/2018

नोंदणी :

Regn.63m

गावाचे नाव : भांडुप

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3555000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4599865.6
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पात्रिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: सर्वनामा नं. 1105,11वा मजला,सी-विंग,टॉवर क्र.1,रेरा कायद्याप्रमाणे क्षेत्रफळ 349 चौ. फुट कार्पेट(एन आरए प्रमाणे क्षेत्रफळ 337 चौ. फुट कार्पेट),श्रद्धा इवोक,भांडुप पश्चिम,मुंबई - 400078. मळं क्र.169 भाग,मि.टी. एन. क्र. 112 भाग व 112/2 गांव भांडुप,तालुका कुर्ला व इतर माहिती दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 112 (PART) AND 112/2 ;))
(5) क्षेत्रफळ	1) 35.68 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.शुद्धा लॅंडमार्क प्रायव्हेट लिमिटेड तर्फे संचालक सुधिर बाळभाई मेहता तर्फे कवुलीजवावासाठी कुलमुखत्यारपत्र धारक देवांग नटवरभाई जोशी वय:-23; पत्ता:-प्लॉट नं: ए/309, माळा नं: -, इमारतीचे नाव: कॅनरा विजनेम रोटर, अर्वाक नं: लक्ष्मी नगर, रोड नं: घाटकोपर पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400075 फॅन नं:-AAECM424 IL
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कार्थिकयत सुंदरराजन -- वय:-41; पत्ता:-सी-107, -, गाडे गृही, एनवीएस मार्ग, भांडुप पश्चिम, भांडुप ईण्ड. एस्टेट, MAHARASHTRA, MUMBAI. Non-Government पिन कोड:-400078 फॅन नं:-BNZPS4001N
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2018
(10)दस्त नोंदणी केल्याचा दिनांक	11/04/2018
(11)अनुक्रमांक,खंड व पृष्ठ	4222/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	230000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



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

खरी पत्र

मह. दुय्यम निबंधक कुर्ला-4
जिल्हा

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on the _____ day of May 2024.

BETWEEN

MR. KARTHIKEYAN SUNDARRAJAN, aged 47 years, PAN No. BNZPS4091N, having address at Flat No. C-1105, 11th Floor, Shraddha Evoque, Bhandup West, Mumbai 400078, hereinafter referred to as SELLER/TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) OF THE ONE PART

AND

MR. ARUMUGAN MANI, aged 35 years, PAN No. BBSPM4223R, Aadhar No. 5051 4995 7018, presently residing at Room No. 1006, B Wing, Sunshine SRA Building, Lake Road, Opp. BMC School, Bhandup West, Mumbai 400078, hereinafter referred to as PURCHASER/TRANSFEEE (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors and administrators) OF THE SECOND PART.

WHEREAS the SELLER/TRANSFEROR herein **MR. KARTHIKEYAN SUNDARRAJAN** is seized and possessed of or otherwise well and sufficiently entitled to Flat No. 1105 admeasuring 349 Sq.ft. i.e. 32.43 Sq.mtrs. Carpet area as per RERA (as per SRA sanctioned plan the carpet area of the said Flat is 337 Sq.ft. i.e. 31.31 Sq.Mtrs.) on 11th Floor, C Wing, Tower No. 1 the society known as "SHRADDHA EVOQUE" situated at Lake Road, Tulshetpada, Bhandup West, Mumbai 400078 lying and being at Survey No. 169 Part, CTS No. 112 Part & 112/2 of Village Bhandup, Taluka Kurla, Registration District and Sub District Mumbai Suburban described in more details in the schedule given hereunder. Hereinafter for the brevity's sake the said flat referred to as the "Said Premises"

AND WHEREAS the SELLER/TRANSFEROR herein **MR. KARTHIKEYAN SUNDARRAJAN** had purchased the said premises from **M/S. SHRADDHA LANDMARK PVT LTD** vide Agreement for Sale dated 11/04/2018 for the terms, covenants and consideration as mentioned therein. The aforesaid agreement is registered in the Office of the Sub-Registrar of Assurance, Kurla, vide Serial No. **KRL4/4222/2018**.

WHEREAS

- (a) There are no suits or prohibitory orders or injunction in any suit, litigations civil or criminal or any other proceedings pending as against the SELLER/TRANSFEROR personally affecting the transfer or prohibiting him from selling/transferring and dealing with the said premises;

(g) The SELLER/TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions stated herein in favor of the PURCHASER/TRANSFEE and the SELLER/TRANSFEROR has all the right, title, shares, and interest to enter into this Agreement with the PURCHASER/TRANSFEE on the various terms and conditions as stated herein.

(h) The SELLER/TRANSFEROR declares that he is the absolute owner of the said premises and that save & except himself nobody else has any right, title, shares & interest in the said premises in any manner whatsoever.

(i) The SELLER/TRANSFEROR has cleared all dues of the Society as on date and will ensure that there are no dues outstanding on the date of possession which has already been under demand of / intimated by the Society.

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. That the SELLER/TRANSFEROR hereby agrees to sell, transfer, convey and assign all his rights, title, shares and interest, in the said **Flat No. 1105 admeasuring 349 Sq.ft. i.e. 32.43 Sq.mtrs. Carpet area as per RERA (as per SRA sanctioned plan the carpet area of the said Flat is 337 Sq.ft. i.e. 31.31 Sq.Mtrs.)** on 11th Floor, C Wing, Tower No. 1 the society known as **"SHRADDHA EVOQUE "** situated at Lake Road, **Tulshetpada, Bhandup West, Mumbai 400078** which is more particularly mentioned in the SCHEDULE hereunder written] for a total consideration of **Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only)** ("total sale consideration") to be paid in the following manner:

- 5
- i. Rs. 2,72,000/- (Rupees Two Lakhs Seventy Two Thousand only) by Cheque bearing No. _____, _____ Bank, _____ Branch, dated _____ (the payment and receipt whereof the TRANSFEROR hereby admits and acknowledges)
 - ii. Rs. 64,60,000/- (Rupees Sixty Four Lakhs Sixty Thousand only) to be paid within 30 days from the date of registration of this agreement by obtaining the financial assistance from Bank.
 - iii. Amount of Rs. 68,000/- (Rupees Sixty Eight Thousand Only) will be deducted by the Transferees as Tax deducted at source under the provisions of section 194-I-A of the Income Tax Act, 1961. The Transferees will deposit this amount with Government of India and provide to the Transferor the relevant Tax Deduction Certificates (with the Transferor P.A.N mentioned) in accordance with Section 194-I-A of the Income Tax Act, 1961 and rules there under. Such a payment of Rs. 68,000/- (Rupees Sixty Eight Thousand Only) to Government of India under the Income Tax Act, 1961 will form the part consideration for the said Flat.

2. The SELLER/TRANSFEROR hereto do hereby agree to assign and transfer all his rights, title, shares, interest and benefits whatever he has in the said premises the rights of occupation thereof and the rights accrued to the PURCHASER/TRANSFEEE.

14. This Agreement for Sale shall always be subject to provisions of Maharashtra Ownership Flat Act 1963 and Maharashtra Ownership Flats Rules 1964 or any amendment or re-enactment thereof for the time being in force or any other provisions of Law applicable thereto.

∴ THE SCHEDULE ABOVE REFERRED TO:-

THE RESIDENTIAL PREMISES bearing, Flat No. 1105 admeasuring 349 Sq.ft. i.e. 32.43 Sq.mtrs. Carpet area as per RERA (as per SRA sanctioned plan the carpet area of the said Flat is 337 Sq.ft. i.e. 31.31 Sq.Mtrs.) on 11th Floor, C Wing, Tower No. 1 the society known as "SHRADDHA EVOQUE" situated at Lake Road, Tulshetpada, Bhandup West, Mumbai 400078 lying and being at Survey No. 169 Part, CTS No. 112 Part & 112/2 of Village Bhandup, Taluka Kurla, Registration District and Sub District Mumbai Suburban Within the limits of S Ward of Municipal Corporation of Greater Mumbai.

SSL

Code No.

MUM99999

File

Ref No.

RPO7/24070014.

ASE	ROHIT ROHIT NARESH KADU	7208687848
ASM	SARVESH PANDEY	
AQM	ROHIT PENKAR	

LOS Number	
LOS Branch Name	
Branch Code	
Source Type	
Expected Disbursement Date	
Reference ID	
Applicant Name	ARUMUGAN MANI
Co-Applicant Name	
Date of Birth	15/06/1988
Pan Card Number	BBSPM4223R
Bank Account Number	
E-mail ID	ARUMMANI20@GMAIL.COM
Mobile No.	9930143089
Loan Amount & Interest Rate	64 Lac
Tenure	360 month
Connector Name & Code	
Proposal Type	Home loan
Property Final : Yes / No	YES
RACPC	
RBO	

AMT		
PROCESSING OFFICER		
RES/OFF		
TIR		
VALUATION	09/07	Vashtekadg
SITE		
LOAN A/C		
T.D.		
D.E.		