

391 8789

पावती

Original/Duplicate

Wednesday, April 24, 2024

नोंदणी क्र. :39म

5:07 PM

Regn.:39M

पावती क्र.: 9435 दिनांक: 24/04/2024

गावाचे नाव: नाहूर

दस्तऐवजाचा अनुक्रमांक: करल4-8789-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रतीक ठाकुर तर्फे कुलमुखत्यार म्हणून कल्पना अशोक करमचंदानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1480.00

पृष्ठांची संख्या: 74

एकूण:

रु. 31480.00

मुळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:27 PM ह्या वेळेस मिळेल.

सह दुर्निबंधक कुर्ला - 4

बाजार मूल्य: रु.18655380.04 /-

मोबदला रु.24600000/-

भरलेले मुद्रांक शुल्क : रु. 1476000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1480/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424241303954 दिनांक: 24/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eCollection रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001061142202425E दिनांक: 24/04/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

करल ४		
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AGREEMENT FOR SALE

(Handwritten)
 RA Khandani
 H.P. Kotak
 24th

THIS AGREEMENT FOR SALE made and entered into at Mumbai, on this 24th day of April, 2024 BETWEEN (1)MR. VIKRAM PRATAPBHAI KOTAK Age 53 years, (PAN:AAEPK7535N), Hindu, Indian Inhabitant, residing at 6, Divya Swapna Co-operative Housing Society, Dr. C. Gidwani Road, Near Natraj Lawns, Chembur (East), Mumbai- 400 074 AND (2)MR. HEMANT PRATAPBHAI KOTAK, Age 51 years, (PAN:AJJPK02000), Hindu Indian Inhabitant, residing at 6, Divya Swapna Co-operative Housing Society, Dr. C. Gidwani Road, Near Natraj Lawns, Chembur (East), Mumbai- 400074 hereinafter referred to as 'THE VENDORS' (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the ONE PART; AND MR. PRATIK THAKUR S/O PRITHIVIRAJ SINGH, Age 34 years, (PAN: ALZPT4819Q), Hindu, Non-Resident India presently residing at 919 Olive Ave Unit B, Hunting Beach, California 92648, United States of America and having Local Address at Flat No. 505, 5th Floor, Building No. B-3, Neelam Nagar Phase- I, Gavanpada Road, Mulund (East), Mumbai- 400081, hereinafter referred to as 'THE PURCHASER' through his Constituted Power of Attorney MRS. KALPANA ASHOK KARAMCHANDANI, Age 61 years, (PAN: AFRPK1396M), Hindu, Indian Inhabitant residing at Flat No. 503, 5th Floor, Sunflower building, Pratap Rao Gujjar Marg, Opp. Neelam Nagar Building No. 6, Mulund (East), Mumbai-400081 (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the OTHER PART.



WHEREAS vide Agreement for Sale dated 16th day of September, 2017, MR. VIKRAM PRATAPBHAI KOTAK and MR. HEMANT PRATAPBHAI KOTAK the VENDORS herein referred as the ALLOTTEE therein, purchased from OBEROI CONSTRUCTION LIMITED - referred as the Promoter therein, a Residential Flat bearing Flat No. D- 1105, admeasuring about 912 sq. ft. Carpet area on the 11th Floor in 'D' Wing of the Building ETERNIA of complex known as "OBEROI TOWERS" along with Two Car Parking Space bearing Nos. 211 and 136 in Podium Level 2 of the said Building ETERNIA situated at L.B.S. Road, Mulund (West), Mumbai - 400 080 on the terms and condition and for the consideration more particularly mentioned in the said Agreement. The said

(Handwritten)
 M W

H.P. Kotak

(Handwritten)
 Khandani

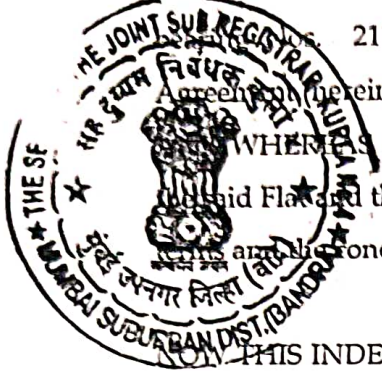
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2024

2024

Agreement was registered in the office of Jt. Sub-registrar, Kurla - 2, Mumbai under Sr. No.KRL-1/9722/2017 on 16/09/2017.

AND WHEREAS as such the VENDORS herein are the owners of and in absolute possession of the said Flat No. D- 1105 along with Two Car Parking Space 211 and 136 in Podium Level 2 is the subject matter of this Agreement hereinafter for the sake of brevity referred to as 'the said Flat').



WHEREAS the VENDORS herein have agreed to sell to the PURCHASER the said Flat and the PURCHASER herein has agreed to purchase the said Flat on the terms and conditions herein below:-

THIS INDENTURE WITNESSES AND THE PARTIES HERETO AGREED AS FOLLOWS:-

1. The VENDORS shall sell and the PURCHASER shall purchase the said Flat No. D- 1105 admeasuring about 912 sq. ft. Carpet area on the 11th Floor of the Building ETERNIA of the complex known as "OBEROI TOWERS" along with Two Car Parking Space bearing Nos. 211 and 136 in sale Building, situated at L.B.S. Road, Mulund (West), Mumbai - 400 080, for the total consideration of Rs.2,46,00,000/- (Rupees Two Crores Forty Six Lakhs Only).

2. In pursuance of the above clause No.1 the PURCHASER has paid to the VENDORS on or before the execution of this Agreement a sum of Rs.22,14,000/- (Rupees Twenty Two Lakhs Fourteen Thousand Only) being the part payment towards the consideration for the transfer of the said Flat. (The receipt whereof the VENDORS do hereby admit and acknowledge).

It is hereby agreed by and between the parties hereto that the balance consideration of Rs.2,23,86,000/- (Rupees Two Crore Twenty Three Lakhs Eighty Six Thousand Only) shall be paid by the PURCHASER to the VENDORS herein in the following manner :

- i) Rs.2,46,000/- (Rupees Two Lakhs Forty Six Thousand Only) being 1% Tax Deducted at source as per Section 194IA of the Income Tax Act, 1961 shall be paid by the VENDORS herein within 15 days from the date of Registration of this Agreement and the

Y
W

H.P.Kotak

R.A. Amrani



24/04/2024

सूची क्र.2

दुस्यम निबंदाक : सह दु नि कुली 4

दस्त क्रमांक : 8789/2024

नोंदणी :

Regn 63m

गावाचे नाव : नाहूर

(1) जिल्हेखाचा पत्तार
 (2) मोबदला
 (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार
 आकारणी देतो की पट्टेदार ते नमुद करावे)

करारनामा
 24600000
 18655380.04

(4) भू-मापन, पोटहिरसा व धरकमाक (असल्यास)

1) पालिकेचे नाव: मुंबई मनापा इतर वर्णन : सदनिवा नं: प्लॉट नं. डी-1105, गाळा नं. 11 वा मजला, डी-विंग, इमारतीचे नाव: एटेरनिया, ओबाराय टॉवर, ब्लॉक नं: एल.बी.एस रोड, रोड : मुलुंड पश्चिम, मुंबई -400080. इतर माहिती: एकूण क्षेत्र 912 चौ फूट कारपेट, सोबत 2 कार पाकिंग स्पेस नं. 211 अँड 136 पोटियम तेव्हा 2 सहित. (C.T.S. Number : 543 ;))

(5) क्षेत्रफळ

1) 912 चौ.फूट

(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.

1): नाव:- विनाय प्रतापभाई कोटक वय:-53; पत्ता:- प्लॉट नं: 6, गाळा नं:-, इमारतीचे नाव: दिव्य स्वप्ना को-ऑप. हौ सोसा लि., ब्लॉक नं: डॉ. सी गिडवाणी रोड, नटराज लॉन जवळ, रोड नं: चेबूर पूर्व, मुंबई, महाराष्ट्र. MUMBAI. पिन कोड:-400074 पॅन नं:-AAEPK7535N
 2): नाव:- हेमंत प्रतापभाई कोटक वय:-51; पत्ता:- प्लॉट नं: 6, गाळा नं:-, इमारतीचे नाव: दिव्य स्वप्ना को-ऑप. हौ सोसा लि., ब्लॉक नं: डॉ. सी गिडवाणी रोड, नटराज लॉन जवळ, रोड नं: चेबूर पूर्व, मुंबई, महाराष्ट्र. मुम्बई पिन कोड:-400074 पॅन नं:-AJJPK0260E

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- प्रतीक ठाकुर तर्फे कुलमुखत्यार म्हणून कल्पना अशोक करमचंदानी वय:-61; पत्ता:- प्लॉट नं: प्लॉट नं. 505, गाळा नं: 5 वा मजला, बिल्डिंग नं: डी-3, इमारतीचे नाव: नीलम नगर फेज -1, ब्लॉक नं: गव्हाणपाडा रोड, रोड नं: मुलुंड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-ALZPT4819Q

(9) दस्तऐवज करून दिल्याचा दिनांक

24/04/2024

(10) दस्त नोंदणी केल्याचा दिनांक

24/04/2024

(11) अनुक्रमांक, खड व पृष्ठ

8789/2024

(12) बाजारभावाप्रमाणे मुद्राक शुल्क

1476000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

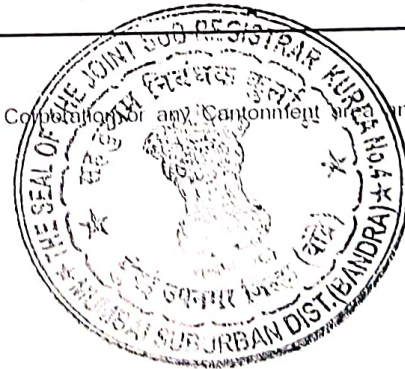
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(14) शेष

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद -

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





करल ४		
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BRIHANMUMBAI MUNICIPAL CORPORATION
ANNEXURE 20 & 22

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**
[CE/4853/BPES/AT/OCC/1/New of 23 January 2023]

To,
M/S OBEROI CONSTRUCTIONS LTD
COMMERZ 3RD FLOOR INTERNATIONAL BUSINESS PARK OBEROI GARDEN CITY GOREGAON (E), MUMBAI - 400063.

Dear Applicant,

The Part 1 development work of Residential building comprising of Part OCC for Resi. Bldg. Tower- A i.e. basements B1,B2,B3+Gr.(pt.)&1stflr.(pt.)parking+2ndto51stupr. Resi. flrs. ,Tower-B i.e. basements B1,B2+Gr.(pt.)&1stflr.(pt.) parking+2nd to 48thupr. Resi. flrs.,Tower-C i.e. basements B1,B2+Gr.(pt.)& 1stflr. (pt.)+4thflr. parking+2nd to 51stupr. Resi. flrs. & Tower-D i.e. basement B1+Gr. (pt.) & 1 stflr.(pt.)parking+2nd& 3rdflrs. parking+2nd to 48thupr. Resi. flrs. along with club house, swimming pool incl. fire check flrs on plot bearing CTS No. 543 of village NAHUR - T at L.B.S. marg. is completed under the supervision of Shri. SHASHANK RAJARAM KOKIL , Architect , Lic. No. CA/85/9400 , Shri. NAYAN B. TRIVEDI , Structural Engineer, Lic. No. STR/T/49 and Shri. Ashok Dadu Bamne Site supervisor, Lic.No. SUP/Grade-1: 840006878 and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. CE/4853/BPES/AT/CFD dated 22 December 2022 .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

Application for part OCC

- 1.That all balance conditions as per IOD dated 09.01.2015 and last approved plan on dated 30.09.2022 shall be complied with before asking Full OCC.
- 2.That all safety precautionary measures shall be taken in accordance to relevant I.S code and in consultation with registered Structural Consultant/ Architect during progress of the balance work.
- 3.That internal works of unfinished floors shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work.
- 4.That the building for which part occupation permission as marked on accompanied plans shall be protected against any mishap & no FSI violation within the said portion shall be permitted.
- 5.That the prospective occupants of the building shall be made aware of the balance works & BMC shall be kept indemnified for any litigation, mishap etc.
- 6.That all conditions of approved layout.
- 7.That the owner / developer shall abide by the Undertakings submitted to BMC.

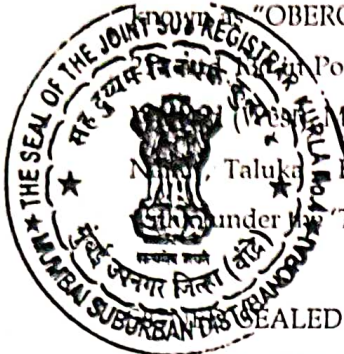
Copy To :

1. Asstt. Commissioner, T Ward
 2. A.A. & C. , T Ward
 3. EE (V), Eastern Suburb
 4. M.I. , T Ward
 5. A.E.W.W. , T Ward
 6. Architect, SHASHANK RAJARAM KOKIL, International Business Park, Commerz, 3rd Floor,Oberoi Garden City,off W.E. Highway, Goregaon (East)
- For information please

करल ४		
2024	29	07
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SCHEDULE OF THE PROPERTY

A Residential Flat bearing No. D- 1105 admeasuring about 912 Sq. Ft. Carpet Area on the 11th Floor in 'D' Wing of the Building ETERNIA of the complex "OBEROI TOWERS" along with Two Car Parking Space bearing Nos. Podium Level 2 in ETERNIA Building situated at L. B. S. Road, Mumbai - 400 080, lying and being at C.T.S. No. 543 of Village - Taluka Kurla, Registration District and Sub-District, of Mumbai and under 'T' Ward of the Municipal Corporation of Greater Mumbai.



SEALED & DELIVERED BY THE WITHIN NAMED "THE VENDORS"

MR. VIKRAM PRATAPBHAI KOTAK)

AND)

MR. HEMANT PRATAPBHAI KOTAK)

IN THE PRESENCE OF.....)



V.K.



H.P.Kotak

1) (M.K.)

2) Pratik

SIGNED, SEALED & DELIVERED BY THE)

WITHIN NAMED "THE PURCHASER")

MR. PRATIK THAKUR)

S/O PRITHVIRAJ SINGH)

Through his Constituted attorney)

MRS. KALPANA ASHOK KARAMCHANDANI)

IN THE PRESENCE OF)



K.A. Chandani

1) (M.K.)

2) Pratik



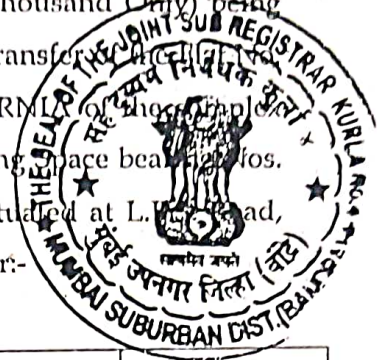
करल ४

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RECEIPT

RECEIVED OF AND FROM MR. PRATIK PRITHVIRAJ SINGH THAKUR, a sum of Rs.22,14,000/- (Rupees Twenty Two Lakhs Fourteen Thousand Only) being the part payment towards the consideration for sale and transfer of the property No. 1105 on the 11th Floor in 'D' Wing of the Building ETERNIA of the complex known as "OBEROI TOWERS" along with Two Car Parking space bearing Nos. 211 and 136 in Podium Level 2 in ETERNIA Building situated at L. V. Road, Mulund (West), Mumbai - 400 080, in the following manner:-



S.N.	NAME OF THE BANK	RTGS Ref. No.	DATE	AMOUNT
1.	State Bank of India, Gavanpada, Mulund (East) Branch.	SBINR52024032611316015	26-03-2024	Rs.15,00,000/-
2.	State Bank of India, Gavanpada, Mulund (East) Branch.	SBINR52024042217476178	23-03-2024	Rs.7,14,000/-
			TOTAL	Rs.22,14,000/-

Rs.22,14,000/-

WE SAY RECEIVED

+ 
(VIKRAM PRATAPBHAI KOTAK)

+ H.P.Kotak
(HEMANT PRATAPBHAI KOTAK)
VENDORS

WITNESSES:

1. 

2. 