

सूची क्र.2

दुय्यम निबंधक मंडळ इ.नि.पु.नं.२
 इतर क्रमांक 19088/2024
 नोंदणी
 Regn 63m

गावाचे नाव : चांदिवली

(1) विविधा प्रकाराचा पत्ता	अधीमंडळ क्र. मंन
(2) मालकी	9000000
(3) वातावरण (मोडर्न पट्ट्याच्या प्राथमिक पट्ट्यावर आकाशगणी देतो की पट्टेदार व नमूद पत्त्याचे)	8759420.8
(4) भू-मालक पोट्रिस्मा व पत्रकार (अनन्यमान)	1) पात्रिकेचे नाव: मुंबई मनपा इतर वणन , इतर माहिती: मदनिका क्र 105.1 ला मजला क्र. 3, मिलाप लोक मिलन को ओपरेटिव्ह हॉमिंग सोसाईटी लिमिटेड, चांदिवली, माकीनाका, मुंबई-400072. क्षेत्र 422 26 चौगुन फूट कापेट (540 चौगुन फूट विल्ट अप) सी टी एस क्र 36/1, विलेज चांदिवली PUI: LX2056870740000 ((C.T.S. Number : 36/1 ;))
(5) क्षेत्रफळ	1) 50.18 चौ.मीटर
(6) आकाशगणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनन्यमान, प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजन भास्करन मोदीविल वय:-68; पत्ता:-प्लॉट नं: मदनिका क्र 105, प 3, माळा नं: 1 ला मजला, इमारतीचे नाव: मिलाप लोक मिलन को ओपरेटिव्ह हॉमिंग सोसाईटी लिमिटेड, प्लॉक नं: चांदिवली, माकीनाका, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पंन नं:-ADDP1652H 2): नाव:-पोत्रम्मा राजन - वय:-63; पत्ता:-प्लॉट नं: मदनिका क्र 105, प 3, माळा नं: 1 ला मजला, इमारतीचे नाव: मिलाप लोक मिलन को ओप हॉमिंग सोसाईटी लिमिटेड, प्लॉक नं: चांदिवली माकीनाका मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पंन नं:-AWLPM3650M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनन्यमान, प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवराम डेज शेट्टी वय:-69; पत्ता:-प्लॉट नं: रूम क्र 5, माळा नं: -, इमारतीचे नाव: शुक्ल चाव क्र. प्लॉक नं: मोहाली विलेज, माकीनाका, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पंन नं:-AYVPS1110L 2): नाव:-सूर्येश शिवराम शेट्टी वय:-53; पत्ता:-प्लॉट नं: रूम क्र 5, माळा नं: -, इमारतीचे नाव: शुक्ल चाव क्र 5, प्लॉक नं: , मोहाली विलेज माकीनाका, मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400072 पंन नं:-CIYPS9530B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2024
(11) अनुक्रममाक. खंड व पृष्ठ	19088/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंका	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनाता निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण


दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
 या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेत आलेला आहे.
 आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयाने स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 06/09/2024) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.


 सह दुय्यम निबंधक कुर्ला-२
 मुंबई उपनगर जिल्हा

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SALE AGREEMENT





मंगल कार्यालय, मुंबई
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मोंदणी	२२१०-
सेवे	२-
इतर कोर्तिसी	२-
कार्यालय	१-
कर फी. वी	३३-
टपाल	१०-
एकूण =	२२६०-
वा. प्रमाण निर्देशक कार्यालय	
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 वा. प्रमाण निर्देशक कार्यालय

A G R E E M E N T

THIS AGREEMENT FOR SALE made at Bombay this 4th day of March One Thousand Nine Hundred Ninety Three BETWEEN M/s.LOK CONSTRUCTIONS, a partnership firm, duly registered under the Partnership Act, 1932 and having its registered office at 14, Vishal Shopping Centre, Sir M.V Road, Andheri (East), Bombay 400069, herein-after called the 'DEVELOPERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivors or survivor of them and the heirs, executors, administrators and assigns of such last surviving partner) of the ONE PART AND Mr./Mrs./Miss/Messrs Prashant Narayan Pate & Co. Narayan Vishal Pate. 55/B-24. Brindavan Society, Thane (west). 400601.

Age 32 Occupation Business. hereinafter called the 'PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof would mean and include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART;

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WH E R E A S

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A.V.J.WIRES LIMITED a Company incorporated under Companies Act, 1956 having its registered office at 8 B.T. Road, Balghona, Calcutta 700 001, and an office in Bombay at Gupta Bhavan, 1st Floor, Ahmedabad Street, Carnac Bunder, Bombay 400 009, (hereinafter called the said owners) are absolute owners of land bearing Survey No. 9 (pt) ~~2015.80~~ corresponding to CTS NO. 36/1 of village, Chandivli, Taluka Kurla, District Bombay Suburban admeasuring 20195.80 sq.mtrs. or thereabouts and more particularly described in the first schedule hereunder written and hereinafter referred to the said property.

The said Owners were carrying out their industrial activity on this property.

A portion of the said property is also under reservation partly for recreation grounds and partly for D.P.road.

By an Agreement dated 30th October, 1987 entered into between the said owners of the ONE PART and Developers herein of the OTHER PART the said owners agreed to sell all the rights, title, interest in the said property alongwith the structures standing thereon for the price and the terms and conditions contained in the said agreement.

Persuant to the said Agreement the said Owners and the Developers herein duly submitted form 37 I to the Appropriate Authority Income Tax, Bombay and obtained NOC for the proposed transfer u/s 269 UL (3) of the Income Tax Act, 1961 vide No.APP.A/2644 dated 31st December, 1987.

Persuant to the said Agreement the said Owners having received from the Developers herein substantial portion of the consideration have duly put the Developers in vacant possession of the said property alongwith the structures standing thereon with full authority and right to develop the said property and sell the flats and other premises to prospective purchasers and appropriate sale proceeds and the said owners have also executed an Irrevocable General Power of Attorney in favour of the Partners of the Developers herein.

On application made by the Developers through their Architect, Municipal Corporation of Greater Bombay has granted permission for residential User of the land vide No.Che/3815/BPES dtd. 10/2/92.

The Developers have also obtained the required permissions from the concerned authorities under the Urban Land (Ceiling Regulations) Act, 1976 and got sanctioned the requisite scheme under various provisions of the Act.

The Developers mentioned herein above have prepared and submitted the building plans for phase-wise development of the entire said property to the Bombay Municipal Corporation for construction of proposed residential building on the said property and Bombay Municipal Corporation has sanctioned the same and also issued the necessary Commencement Certificate.



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The Developers have commenced the construction of Buildings on the said property and the said scheme being developed by the Developers shall be known as "LOK MILAN";

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The Developers are intending to sell flats, shops, houses, garages and car parking spaces in the scheme "LOK MILAN" on ownership basis with a view ultimately that purchasers of the said flats/shops/garages/car parking spaces shall form themselves into a Co-operative Housing Society as per the provisions of Maharashtra Co-operative Societies Act, 1960 and upon purchasers of the said flats/shops/garages/car parking spaces paying in full all their respective dues payable to the Developers and also strictly complying with the terms and conditions of their respective agreements with the Developers (in a form similar to this Agreement) the Developers shall cause to execute and/or join in executing a Deed of Conveyance in favour of the said Co-operative Society of the said plot together with the building constructed thereon subject to what is stated in this agreement.

The Purchaser herein is desirous of acquiring flat/shop/garage in Building A3 in the said scheme known as "LOK MILAN" after having taken inspection of copies of various documents and Agreements recited hereinabove.

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The Developers have furnished to the Purchasers copies of such of the documents as mentioned in Rule 4 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction etc.) (Amendment) Rules 1987 as required under the provision of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) (Amendment) Act, 1986 and as demanded by the Purchaser. The Developers have also annexed to this Agreement the copies of the following documents as required by the provisions of the said Act and the Rules viz.:

- (a) Certificate of Title issued by Mr. P. Vas, Advocate, High Court, Bombay, who has investigated the title of the said property and have certified the title of the said property to be clear and marketable - Exhibit 'A'.
- (b) Copies of VII/XII Extracts of the property collectively. - Exhibit 'B'
- (c) Copies of the plan of the flat/shop/garage/premises agreed to be allotted to the Purchaser, which is part of the plans duly approved by the Bombay Municipal Corporation - Exhibit 'C'.

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The Purchaser has agreed to purchase a flat/Shop/garage/premises No 105 on 18th floor in Building No A3 being constructed in the said complex "LOK MILAN" with full notice and knowledge of the terms and conditions contained in the aforesaid recited documents including the aforesaid Agreements and also subject to the terms and conditions mentioned hereunder in this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

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1. The Developers are constructing various buildings in the said complex known as "LOK MILAN" as per the layout and building plans sanctioned by the Bombay Municipal Corporation. The said plans and specifications have been kept for inspection at the site and also at the office of the Developers, which the Purchaser has seen and approved. It is hereby agreed that the Developers shall be entitled to make such variations or amendments as may be required to be done from time to time by the Bombay Municipal Corporation or any other local authorities or Government body and the Purchaser shall not be entitled to raise any objection on account of such variation or amendment provided that the Developers shall obtain prior consent in writing from the Purchaser in respect of such variations or modification which may adversely affect the premises agreed to be purchased by the Purchaser.

2. The Purchaser hereby agrees to purchase from the Developers flat/shop/garage No. 105 on 1st floor of Building No. A3 and hereinafter referred to as the said premises' and shown in red coloured boundary lines on the plan annexed hereto and marked as Exhibit 'C' having carpet area of 39.24 sq.mtrs. (422.26 sq.ft.) and built-up area of 56.18 sq.mtrs. (540 sq.ft.) which is inclusive of areas of the balconies for a total consideration of Rs. 4,26,600/- (Rupees four lac twenty six thousand six hundred) includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the such common areas and facilities is more particularly described in the Second Schedule hereunder written. Hereto annexed is also a list of amenities that will be provided in the flat and marked Exhibit 'D'.

3. The Purchaser shall pay to the Developers the said total consideration of Rs. 4,26,600/- (Rupees four lac twenty six thousand six hundred) as under :

1. 20% i.e. Rs. 85300/- as Earnest Money Deposit on or before the execution of this Agreement.
2. 10% i.e. Rs. 42700/- on commencement of work or on or before... ~~Exec. of Dept.~~
3. 10% i.e. Rs. 42700/- on casting of 1 to 3 slab or on or before.....
4. 10% i.e. Rs. 42700/- on casing of 4 to 7 slab or on or before.....
5. 7% i.e. Rs. 29900/- on completion of external/internal walls including fixing of doors & window frames from to 1st floor to 2 floor or on before....
6. 7% i.e. Rs. 29900/- on completion of external/internal walls including fixing of door & window frames from 3 floor to 6 floor or on or before.....



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7. 6% i.e. Rs...25600/- on completion of external plaster 4 to 6 floor or on or before.....
8. 7% i.e. Rs...29900/- on completion of internal plaster 4 to 4 floor or on or before.....
9. 7% i.e. Rs...29900/- on completion of internal plaster 3 to 6 floor or on or before.....
10. 6% i.e. Rs...25600/- on completion of shutters, Plumbing and sanitary fittings and flooring or on or before.....
11. 10% i.e. Rs...42400/- being the balance amount at the time of occupation.

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4. The Purchaser agrees to pay to the Developers interest at the prevailing market rate on all amounts which become due and payable from the date said amount is payable by the Purchaser to Developers.

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5. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at their own option to terminate this agreement:



Provided always that the power of termination hereinabove contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchasers fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving of such notice.

Provided further that upon termination of this Agreement as aforesaid, the Developers shall refund to the Purchaser the instalments of sale price of the premises which may till then have been paid by the Purchaser to the Developers but the Developers shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Developers, the Developers, shall be at liberty to dispose of and sell the premises to such person and at such price as the Developers may in their absolute discretion think fit.

6. The Developers shall give possession of the premises to the Purchaser on or before 30th day of June 1994. If the Developers fail or neglect to give possession of the premises to the Purchaser on account of reasons beyond their control and of their agents as per the provisions of Section 8 of the Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in section of the said Act, then the developers shall be liable on demand to

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refund to the Purchaser the amounts already received by them in respect of the premises with simple interest at nine percent per annum from the date the Developers received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Developers to the Purchaser there shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the premises are situated or were to be situated;

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Provided that the Developers shall be entitled to reasonable extension of time for giving delivery of premises on the aforesaid date, if the completion of building in which the premises to be situated is delayed on account of :

- (i) non-availability of steel, cement, other building material, water or electric supply,
- (ii) war, civil commotion or act of God,
- (iii) any notice, order, rule, notification of the Government and/or other public or competent authority.

7. The Purchaser shall take possession of the premises within 15 days of the Developers giving written notice to the Purchaser intimating that the said premises are ready for use and occupation.

Provided that if within a period of three years from the date of handing over the premises to the Purchaser, the Purchaser brings to the notice of the Developers any defect in the said premises or the building in which the said premises are situated or the material used therein or any unauthorised change in the construction of the said building, by the Builder then, wherever possible such defects or unauthorised changes shall be rectified by the Developers at his own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Purchaser shall be entitled to receive from the Developers reasonable compensation for such defect or change.

8. Commencing a week after notice in writing is given by the Developers to the Purchaser that the premises are ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the respective areas of the Premises) of outgoings in respect of the said land and building/s namely, betterment charges or such other levies by the concerned local authority and/or water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. The Purchaser shall prior to taking possession of the said premises pay to the Developers a sum of Rs. 6480/- being the amount payable by the Purchaser for one year from the date of possession or date of Occupation Certificate, whichever is earlier, toward the aforesaid charges. The said amount shall be



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paid by the Purchaser in advance for one year. On the expiry of the said period if the Society is still not registered the Purchaser shall pay a monthly contribution @ Rs. 540/- per month payable in advance for a period of three months at a time. It is hereby expressly agreed and understood between the parties hereto that the Developers shall not be liable to render any accounts or statement in respect of the said amount paid by the Purchaser. However, on the Society being registered and on the Developers handing over the charge to the Society the balance amount in respect of the unexpired period shall be refunded to the Developers to the said Society without interest credited to the said Society to the account of the Purchaser. It is further hereby agreed that the amount collected by the Developers is not sufficient to meet the aforesaid charges, the Purchaser hereby agrees to pay the additional amount as demanded by the Developers immediately on such demand without raising any objection. As regards the Municipal taxes and other levies payable to the local authorities, the same shall be paid by the Purchaser and or the Society immediately on receiving bills from the concerned authorities to that effect. The Developers shall not be liable in any manner in respect of the said taxes and levies.

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The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Developers the following amounts :

- (i) Rs.....250/- for share capital & entrance fee of the Society.
- (ii) Rs.....1000/- for formation & registration of the Society and legal charges for Agreementation and Conveyancing, etc.
- (iii) Rs.....6480/- Deposits against monthly outgoings covering Society maintenance except municipal taxes as per Clause 8
- (iv) Rs.....1000/- Against water & elect.deposits
- (v) Rs.....1000/- for contribution towards Society's office room.
- (vi) Rs.....600/- MATV & Cable Video service charges for one year from the date of possession.

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Total 10340/-

10. The Developers shall utilise the sum of Rs. 3000/- paid by the Purchaser to the Developers for meeting all legal costs, charges and expenses, including professional costs of the Attorney-

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at-law/Advocates of the Developers in connection with formation of the said Society or as the case may be, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the conveyance.

11. At the time of registration the Purchaser shall pay to the Developers the Purchaser's share of stamp duty and registration charges payable, if any, by the said Society on the conveyance or any document or instrument of transfer in respect of the said land and the Building to be executed in favour of the Society or Limited Company.

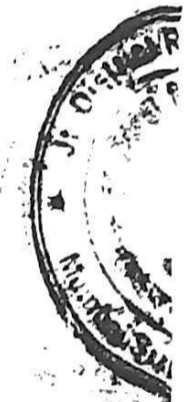
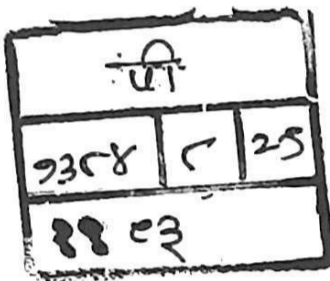
12. The Purchaser/s or himself/themselves with intention to bring all persons into whomsoever hands the premises may come, doth hereby covenant with the Developers as follows :-

(a) To maintain the premises at Purchaser's own cost in good tenantable repair and condition from the date of possession of the premises is taken and shall not do or suffer to be done anything in or to the building in which the premises are situated, staircase or any passages which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the building in which the premises are situated and the premises itself or any part thereof.

(b) Not to store in the premises any goods which are of hazardous, combustible or dangerous nature as to damage the construction or structure of the building in which the said premises are situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises are situated and in case any damage is caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

(c) To carry at his own cost all internal repairs to the said premises and maintain the said premises in the same conditions, state and order in which it was delivered by the Developers to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises are situated or the premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the premises or any part thereof, not at any time make or cause to be made any addition or



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alteration of whatsoever nature in or on the premises or any part thereof, nor any change in the elevation and outside colour of the building in which the said premises are situated and shall keep the portion of the drains pipes in the said premises and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises are situated and shall not chisel or in any other manner damages to columns, beams, walls, slabs or RCC, Pardis or other structural members in the premises without the prior written permission of the Developers and/or the Society or of the Limited Company.

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- (e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the premises are situated or any part thereof or whereby an increased premium shall become payable in respect of the insurance.
- (f) Not to throw dirt, rubbish, rags, garbages or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said land and the building in which the said premises are situated.
- (g) Pay to the Developers within 15 days of demand by the Developers, his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the said premises is situated.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levys, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser viz. user for any purposes other than for residential purposes.
- (i) The Purchaser shall not let, sub-let, transfer, assign or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the premises until all the dues payable by the Purchaser to the Developers under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated in writing to the Developers.
- (j) The Purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and performance of the Building Rules, Regulations and Byelaws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe



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and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this Agreement.

13. The Developers shall utilise the sums received on account of the share capital for the promotion on the Co-operative Society and towards the outgoings, legal charges, etc. only for the purposes for which they have been received.

14. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to him and all open spaces, parking spaces, recreation spaces etc. will remain the property of the Developers until the said land and Building is transferred to the Society as hereinbefore mentioned.

15. Any delay tolerated or indulged and shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Developer.

16. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terraces space in front of or adjacent to the terrace flat in the Building, if any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchasers. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Developers and/or the Society or as the case may be, the Limited Company.

17. Upon the possession of the said premises being delivered to the Purchaser, the Purchaser shall be entitled to use and occupy the said premises. The Purchaser shall use the said premises for residence or for such purpose for which it is agreed to be purchased under this Agreement. The Purchaser shall use the garage or parking space only for the purpose of keeping or parking the Purchaser's own vehicle.

18. The Developers shall have a right to make additions, alterations, to raise additional storeys or structures at any time as may be permitted by Municipal Corporation of Bombay and such additions, alternations and additional structures or storeys shall be the sole property of the Developers who shall be entitled to deal with or dispose it of in any manner that they may deem fit and the Purchaser hereby consents to the same. The Purchaser hereby agrees that he will give all necessary facilities and fully co-operate with the Developers to enable the developers to make any additions and alterations and/or to raise additional storeys or structures in accordance with the plans

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sanctioned or which may hereinafter be sanctioned and the Purchaser hereby further agrees that even if he is not being admitted as a member of the said Society, he will consent to the Society giving to the Developers the facility, assistance and co-operation to enable the Developers to make the said additions and alterations and/or to raise additional storeys or structures complete and fit for occupation in all respects and for the aforesaid purpose the Developers shall be entitled to utilise and/or make connection from all water pipe-lines and storage tanks, sewerage and drainage pipe-lines, electric cables and electric lines and other convenience and amenities to the said additional storeys or structures which may be constructed by the Developers and the Purchaser hereby consents to the same, and he shall not raise any objections whatsoever.

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19. The Developers shall in respect of any amount payable by the Purchaser under the terms and conditions of this Agreement have first lien and charge on the said premises agreed to be acquired by the Purchaser.

20. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society to be formed in the manner hereinafter appearing and also from time to time to sign and execute application for registration, other papers and documents necessary for the formation and registration of the Society and duly fill in, sign and return the same within ten days of the same being forwarded by the Developers to the Purchaser. No objection shall be taken by the Purchaser if changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authority as the case may be. The Purchaser shall be bound from time to time to sign all papers and documents and to do all other things as the Developers may require him to do from time to time for safeguarding the interest of the Developers and of other purchasers of the premises in the said buildings. Failure to comply with the provisions of this clause will render this Agreement ipso facto to come to an end and the earnest money deposit and other monies paid by the Purchaser shall stand forfeited by the Developers.



21. After the possession of the said premises is handed over to the Purchaser, if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the purchaser of the other premises in the said building at their own costs and the Developers shall not be in any manner liable or responsible for the same.

22. The Purchaser shall at no time demand partition of his/her interest in the said buildings, it being hereby agreed and declared by the Developers that his/her interest in the said building is individual and it is agreed that the Developers shall not be liable to execute any document to that effect in respect of the said premises in favour of the Purchaser.

23. The Developers shall, after the construction of the said Building is completed in all respects and after the Occupation Certificate is granted by the

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ay Municipal Corporation, get the Purchaser admitted as member of the Co-operative Society, which may be formed by the Purchasers of the different premises of the said Building subject, however, that the Developers shall be entitled to form the said Co-operative Society of an individual or of a group of buildings in particular sector. The said Co-operative Society shall then be entitled to look after and manage the affairs of the said building. The Conveyance of the said plot and the Buildings standing thereon shall be executed or caused to be executed by the Developers in favour of such Society only after completion of the entire scheme, namely "LOK MILAN".

24. In the event of the said Society being formed or registered or in the event of the Purchaser being admitted as a member of the said Society before the sale of all the premises in the said building the powers and authorities of the Society formed and registered of the Purchaser and other Purchasers of the premises in the said building shall be subject to the overall control of the Developers in respect of any of the matters concerning the said buildings, the construction and completion thereof and all amenities appertaining to the same and in particular the Developer shall have absolute authority and control as regards the disposal of the unsold premises or the premises of which the Agreement are cancelled at any stage for some reason or the other, and all the purchasers of such premises shall be admitted as members of the said Co-operative Society with the same rights and same benefits and subject to same obligations as the Purchaser and the other members of such Co-operative Society may be entitled/liable to and without any reservation of condition whatever and the Purchaser hereby agrees to give consent to admit such purchasers as the members of such Co-operative Society without raising any objection whatsoever.



25. All letters, receipts and/or notices issued by the Developers despatched under certificate of posting to the last address known to them of the Purchaser will be sufficient proof of receipt of the same by the Purchaser and shall completely and effectively discharge the Developers. For this purpose the purchaser has given the following address :

PN Parate

Mr. Prashant Narayan Parate
Mr. Narayan Nitai Parate.

01.10.12

55/B-24, Brindavan Society, Thane (West) 400601

B

Phone (if any): Res. C10-5346272.
Off. -

26. The Purchaser is aware that the plot on which the said Building is constructed, forms a part of the larger property which is more particularly described in the first schedule written. The Purchaser is also aware that the said plot is a part of the entire layout which is known as "LOK MILAN". The Developers shall be entitled either to form and register a co-operative society of all the buildings in the layout or to form a Co-operative Society of each individual building. The discretion shall solely lie with the Developers and the Purchaser shall have no objection of whatsoever nature in respect of the same. In view of the said entire

scheme being a large property, the individual operative Societies in the said scheme shall not be entitled to any title deeds. The title deeds always remain with the Society owning the largest of land in the said scheme. The individual societies shall however be entitled to true copies of the title deeds that are in possession of the said owners and/or Developers herein.

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27. The Developers hereby declare that the Floor Area Ratio (Floor Space Index) available in respect of the said entire land is as per the FSI statement given in the plans sanctioned by the Bombay Municipal Corporation (BMC) and that no part of the said Floor Space Index has been utilised by the Developers elsewhere for any purpose whatsoever. In case the said Floor Space Index has been utilised by the Developers elsewhere, then the Developers shall furnish to the Purchaser all the detailed particulars in respect of such utilisation of said Floor Space Index by him. In case while developing the said land the Developers have utilised any Floor Space Index of any other land or property by way of floating floor space index (TDR), then the particulars of such floor space index shall be disclosed by the Developers to the Purchasers. The residual F.A.R (F.S.I) in the plot of the layout not consumed will be available to the Developers till the completion of the scheme and registration of the Societies. Whereas after the registration of the Society the residual F.A.R (F.S.I) if any shall be available to the Society.



28. The Purchaser shall apart from paying amounts towards the monthly outgoings and other dues in respect of the said premises in the particular Co-operative Society in which the said Building is situated shall also be liable to pay the proportionate dues or charges towards the maintenance of common amenities provided in the said scheme "LOK MILAN" such as the garden, recreation grounds, internal roads, common lighting, drainage, etc.

29. All costs, charges and expenses in connection with the formation of the Co-operative Society as well as the cost of preparing, engrossing, stamping and registering all the agreements or any other documents or document required to be executed by the Developers or the Purchaser as well as the entire professional costs of the Advocates of the Developers in preparing and approving such documents shall be borne and paid by the proposed Society or proportionately by all the Purchasers or holders of premises in the said Building including the Purchaser herein and the proportionate share of the Purchaser shall be such amount as may be fixed by the Developers whose decision in this respect will be final and binding on the Purchaser. The Developers shall not be liable to contribute anything towards such costs, charges and expenses and the proportionate share of such costs, charges and expenses payable by the Purchaser shall be paid by him to the Developers immediately on demand.

30. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act 1963 as amended upto date or any other provisions of law applicable thereto.

31. All costs, charges and expenses including

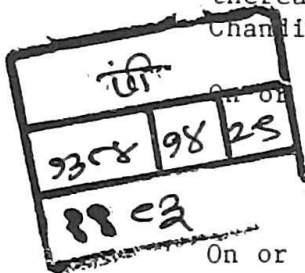
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registration charges of this Agreement shall be borne and paid by the Purchaser. The Purchaser is fully aware of the provisions of the amended Bombay Stamp Act which came into force with effect from 10 December, 1985. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps, Bombay or concerned authority, the same shall be borne and paid by the Purchaser alone including the penalty if any. The Developers shall not be liable to contribute anything towards the same nor shall the purchaser hold the Developers liable and/or responsible towards the stamp duty.

32. The Purchaser shall immediately after execution of this Agreement lodge the same for registration with the Sub-Registrar of Assurances and shall within two days after lodging the same furnish to the Developers a xerox copy of the receipt issued by the Sub-Registrar, to enable the Developers to admit execution thereof before the Sub-Registrar of Assurances.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of land or ground together with the structures standing thereon being Survey No.9 (pt), ~~located at~~ situated lying and being at village Chandivli in the Registration District and Sub-District of Bombay City and Bombay Suburban containing by admeasurement 20195.93 sq.mtrs. or thereabouts and bearing CTS No. 36/1 of village Chandivli and bounded as follows:



- On or towards the EAST : Partly by plot Nos. 11 of Main plot No. 18 and Partly by plot Nos. 39 and 40 of the larger subdivision.
- On or towards the NORTH : 60 ft. wide existing D.P Road
- On or towards the WEST : 44 ft. wide existing D.P. Road and
- On or towards the SOUTH : 33 ft wide existing layout road and beyond that by sub-divided plot No.1,2,3, and 4 of plot No. 18



THE SECOND SCHEDULE ABOVE REFERRED TO

1. Common Passages
2. Lifts, if any
3. Landings and Staircases
4. Overhead Water Tank
5. Common Plumbing Line, Sewerage Line and Drainage Line.
6. Meter Room/ Cupboard
7. Common Terrace
8. Appurtenant land of the building
9. Common lights
10. Water main, Water Meter, Suction Tank and Pump Room with pump and other accessories

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

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SIGNED, SEALED AND DELIVERED)
 by the withinnamed Developers)
 M/s. LOK CONSTRUCTIONS in the)
 presence of.....)

for LOK CONSTRUCTIONS
N. C. Chandli
 PARTNER/
 AUTHORISED SIGNATORY

SIGNED, SEALED AND DELIVERED)
 by the withinnamed Purchaser)
 Mr./Mrs./Kum. Prashant Narayan)
 partner of Mr. Narayan Nitai)
 partner)
 in the presence of Mr. Atul)
 Law.

Atul Law
 ०१२१२४/१६७३ ५१२

RECEIVED on or before the day and the year hereinabove written of and from the withinnamed Purchaser the sum of Rs. 85300/- (Rupees Eighty five thousand three hundred only) being the amount of advance payment and deposit within mentioned by the Purchaser to be paid to us.



WE SAY RECEIVED
 for LOK CONSTRUCTIONS

N. C. Chandli

PARTNER/AUTHORISED SIGNATORY

₹ 426600 = 0

Witnesses:

1.

1-Revenue Village Chandli wali

2-Municipal Ward No L2

3-Construction RCC

4-Flat No 105. Builtup area 540 Sq. Ft.

5-Year of Construction 1992-93

6-No. of Storey of Bldg; L.C. Colony, G + 6

7-Stamp duty paid 10140/- on 3:3:93

8-Date of execution 4:3:93

9-I..... undertake to pay

the deficit Stamp duty & Penalty according to the Market Value determined by the Department.

2. STAMP 10140/-

MR. A. H. 1000/-

R-F. A. H. 10

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4460

Signature With Date

P. VAS

B. Sc. LL. B.
Advocate High Court



Exhibit 'A'

9, "Gordon Villa", 1st Floor,
Above Canara Lunch Home,
18, Hill Road, Bandra,
Bombay-400 050.
Tel. : 642 31 34

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have investigated the title of M/s. A.V.J.WIRES LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 8, B.T., Road, Balghona, Calcutta 400 009 (hereinafter called the said owners) to the said property more particularly described in the Schedule hereunder written.

By an Agreement dated 30th October, 1987 entered into between the said Owners of the One Part and M/s.LOK CONSTRUCTIONS, a partnership firm duly registered under the Indian Partnership Act, 1932 and having its registered office at 14, Vishal Shopping Centre, Sir M.V.Road, Andheri (East), Bombay 400 069 (hereinafter called the Developers) of the Other Part, the said owners have agreed to sell the said property along with the structures standing thereon to the Developers herein for the price and on the terms and conditions contained in the said agreement. Pursuant to the said agreement, the said owners have also executed a Power of Attorney dated 27th October 1988 giving all the powers required for developing the said property and to sell the flats and other premises.

The said Developers after obtaining the requisite permissions, NOCs, sanctions etc. from the concerned authorities have commenced the construction of buildings on the said property under the project name and style of "LOK MILAN". The Developers are entitled to sell the flats and other premises in the said project "LOK MILAN" to prospective purchasers on what is known as ownership basis as per the provisions of Maharashtra Ownership Flats (Regulation and Promotion of the Construction, Sale, Management and Transfer) Act, 1963 and to receive the consideration thereof.


In my opinion the title of the said owners to the said property is clear and marketable and free from all encumbrances and reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE piece or parcels of land or ground together with the structures standing thereon being Survey No. 9(pt.) ~~XXXXXX~~ situated lying and being at Village Chandivali in the Registration District of Bombay Suburban containing by admeasurement 20195.93 sq.meters or thereabouts and bearing C.T.S. No. 36/1 of Village Chandivali, Taluka Kurla, District Bombay Suburban.

Bombay, dated this 25th day of May, 1992.

PN Rastu
21-12-92


(P.VAS)
Advocate

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स. न. २०६१ वि. नं. —

कबजेदार—

गांव—

चांदिवली

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...		

मर्यादा अ. वही
 जे वायरी फ्रा
 ली. (२६)

तालुका—
 इतर—

कुर्ण

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वर्ष	कूळ व खंड	क्षेत्र	रीत	पिके व सागवड	क्षेत्र	क्षेत्र

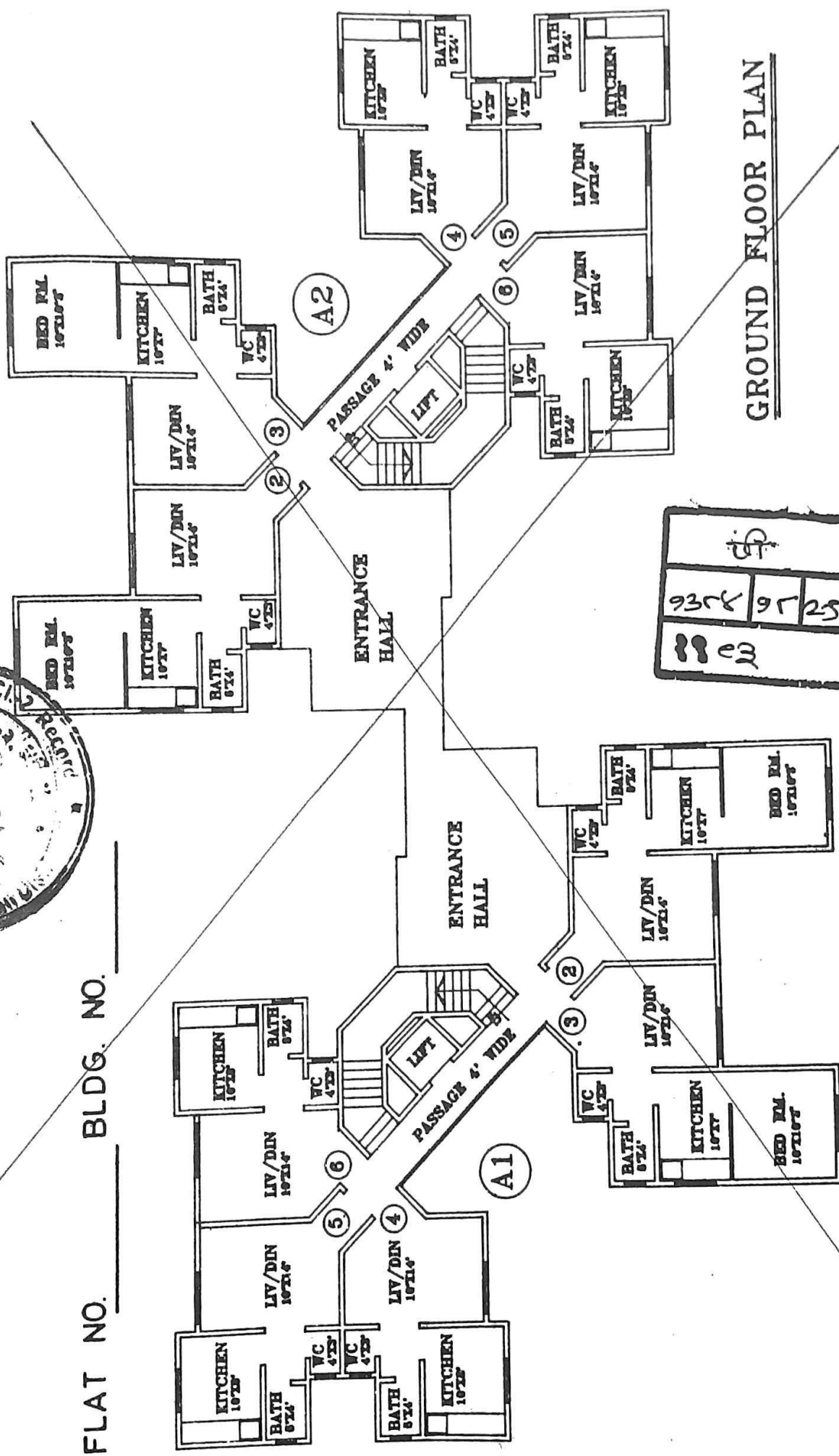
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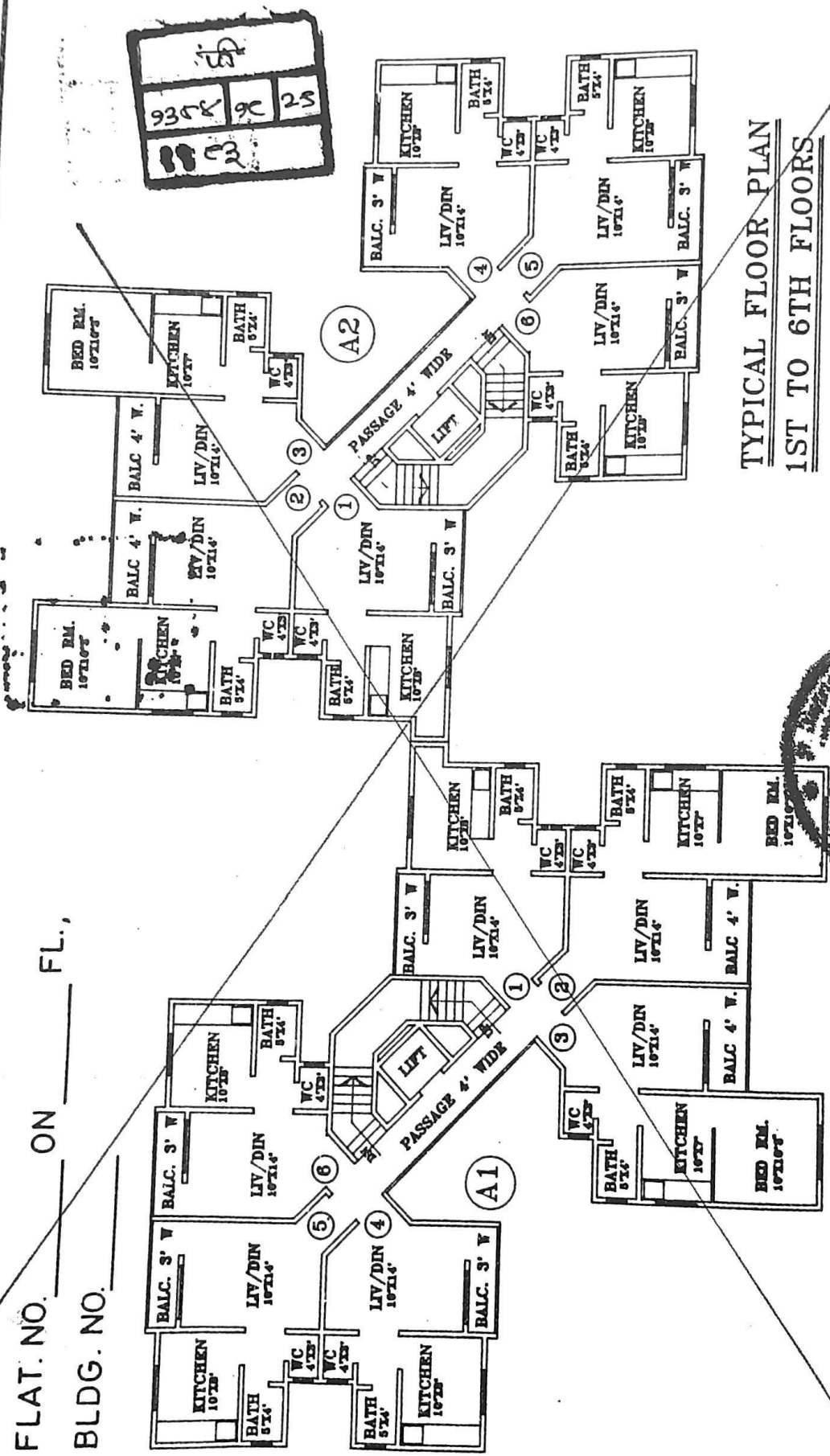
GROUND FLOOR PLAN

FLAT NO. _____ BLDG. NO. _____



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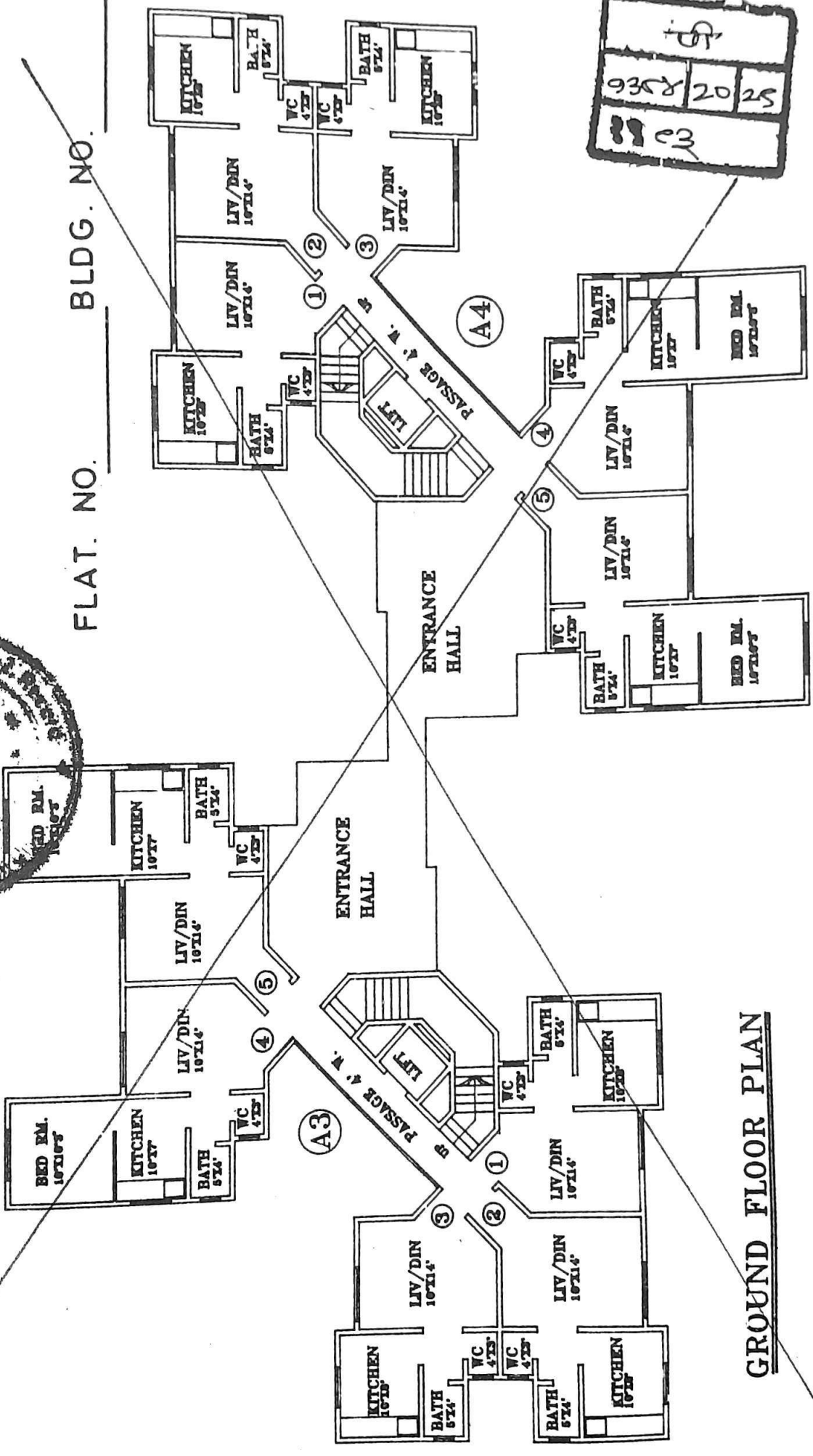
FLAT. NO. _____ ON _____ FL.,
BLDG. NO. _____



TYPICAL FLOOR PLAN
1ST TO 6TH FLOORS

FLAT. NO. _____ BLDG. NO. _____

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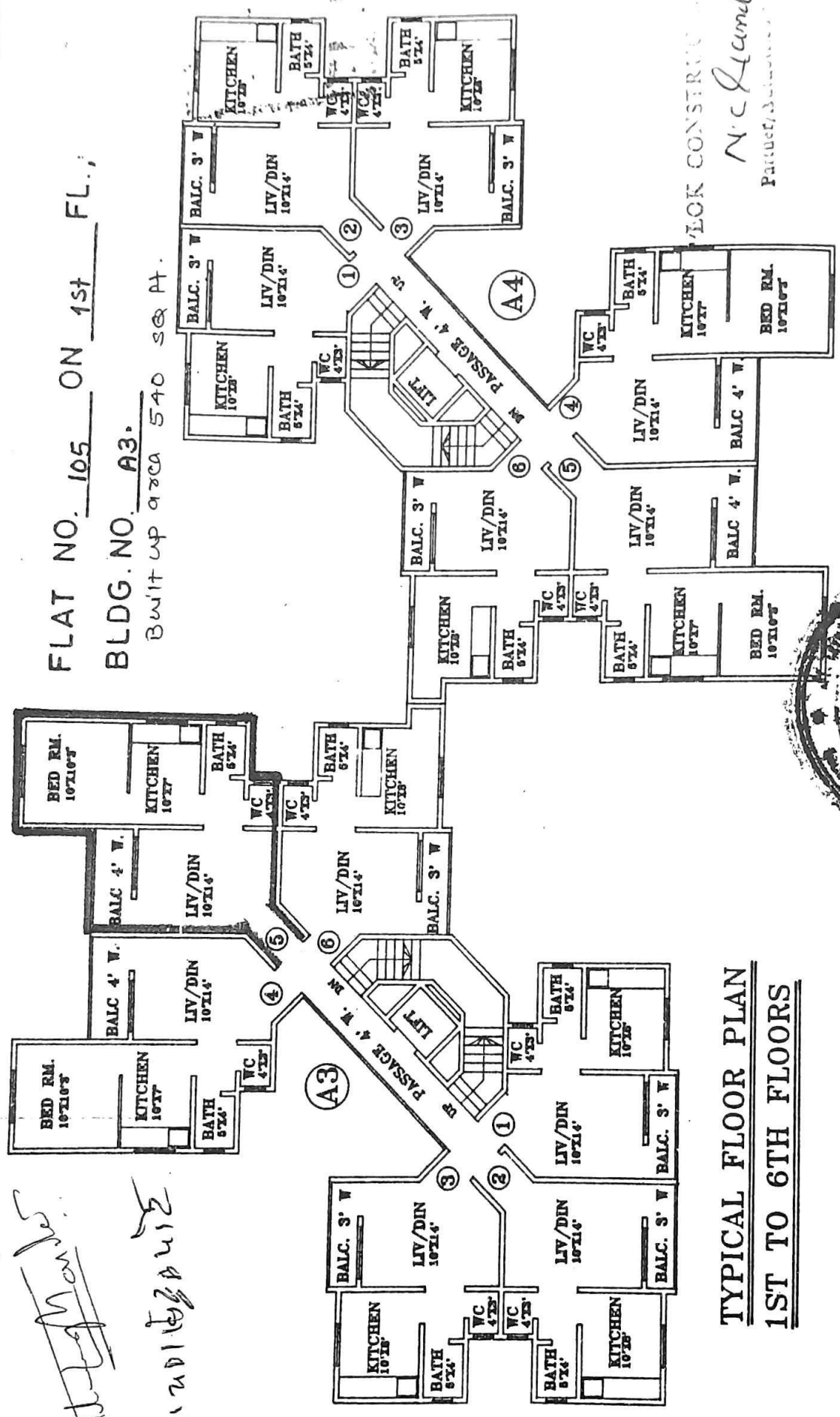


GROUND FLOOR PLAN

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Exhibit 'C'

FLAT NO. 105 ON 1st FL.;
BLDG. NO. A3.
BUILT UP AREA 540 SQ FT.

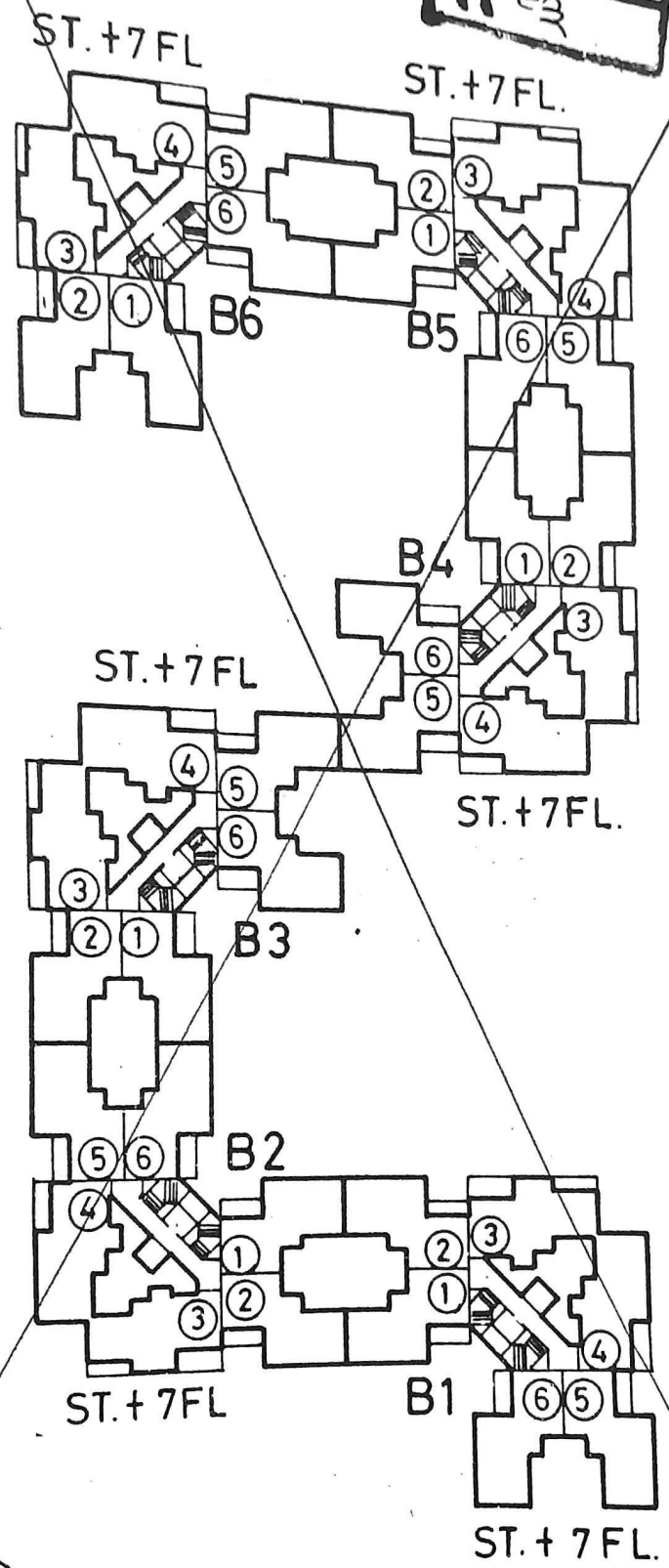


TYPICAL FLOOR PLAN
1ST TO 6TH FLOORS

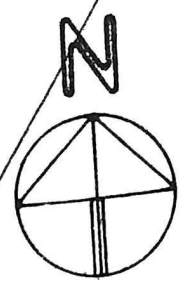
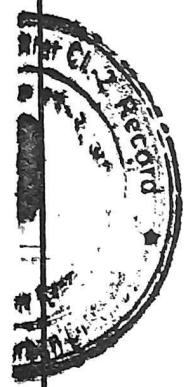
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N.C. Lamelly
PARTNER/ARCHITECT

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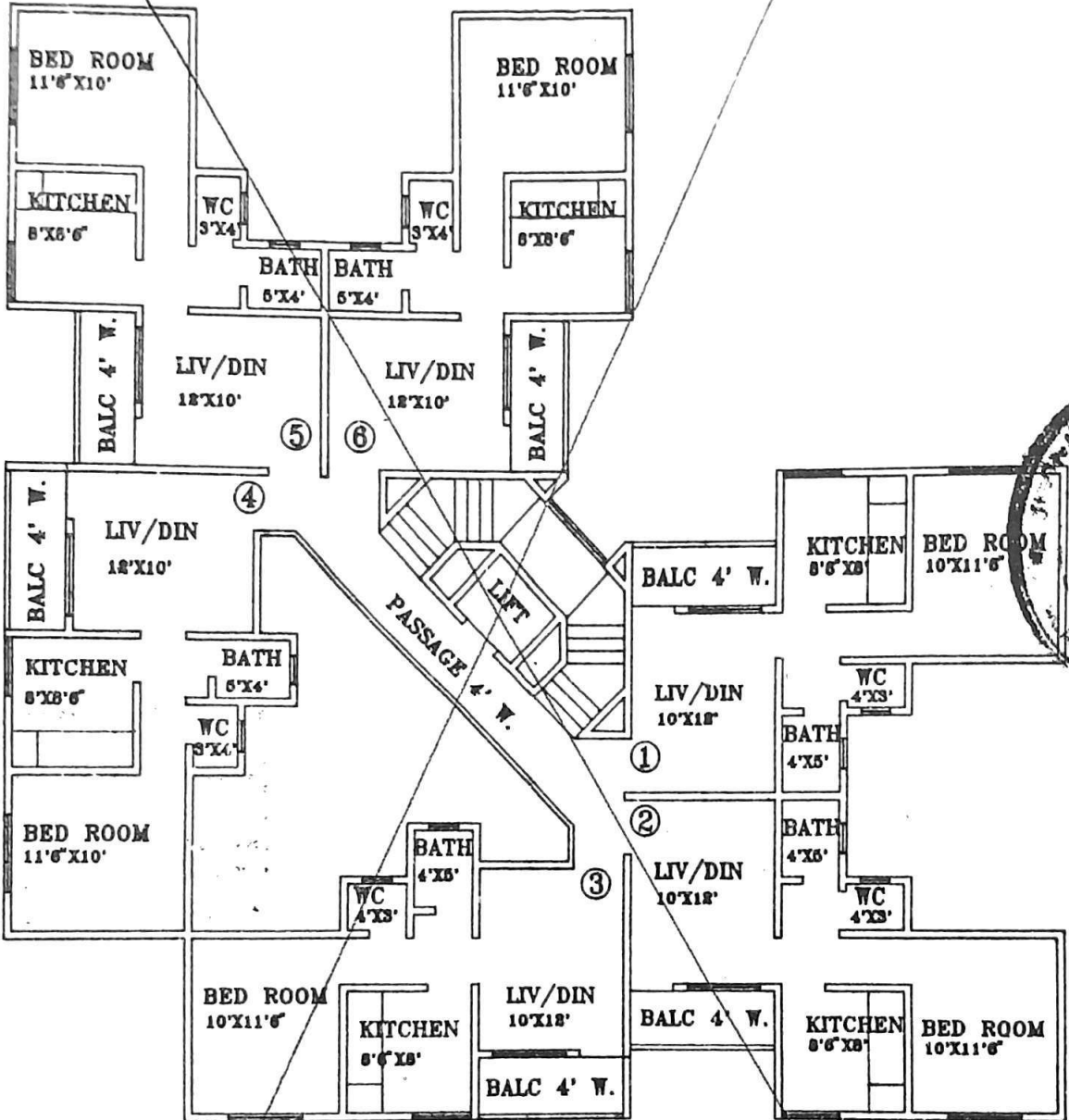


BLOCK PLAN



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9358 23 25
11e3

FLAT NO. _____ ON _____ FL., BLDG. NO. _____



TYPE-B
TYPICAL FLOOR PLAN
1ST/ TO 7TH FLOORS

LIST OF AMENITIES

1. White cement ~~xxxxxx~~ Mosaic tiles in flooring and skirting.
2. Kitchen Platform with ~~xxxxxx~~ Top with two feet coloured tile Dado with stainless steel sink.
3. 6 1/2 feet high coloured glazed tile dado (full height where loft provided) in bathroom.
4. Window sill height white glazed tiles dado in W.C.
5. ~~xxxxxx~~/glazed tile flooring in Bathroom.
6. Concealed plumbing with good quality C.P.fittings.
7. Concealed copper wiring.
8. Instant Geyser of reputed make in Bathroom with hot water connection in tap & shower.
9. Internal flush doors with commercial ply oil-painted on both sides and T.W.panel doors for W.C., Bath & Balconies.
10. Common Television Antennae with cable T.V.connection.
11. Fully glazed T.W.windows with M.S.Grill.
12. Flush type front door with outside teak veneer, french polished with Heavy Section anodized S.S. fitting with peep-hole and night Latch, etc.

प्रकार
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११०३		

११ महाराष्ट्र संघ ११२५ ११३५ ११४५ ११५५
 व) वाढावणी ही पाईल वय इतकी जितका
 ११ ११२५ ११३५ ११४५ ११५५ असा पत्रे पावत

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..... इतरांच्या काल दिनांक
 उपाकथित *मि. शाह* इतरांच्या
 असा दिनांक कळ करवा

११ *मि. शाह* १) नारायण ११ ५२

११ जमिनी कार पाईल वी. बाबुल गय पाईल अळ इत ११ ५३ कोळ
 नागरपाल रोड अंधेरी (पूर्व) ११-६८

② प्रमोद के. शिवा वी. शिवा शिवा शिवा अळ अळपा डोंडरी ११ ९
 हावे अंधेरी (पूर्व) ११-६३

१) राम शिवा इतरांच्या
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 व स्वाची अंधेरी रोड
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द. ११/११/९३ *मि. शाह* *Pramad*



श्री. नरेन्द्र पी शाह वय ५० वर्षे नोकरी
 रा २७, मांगरोल विवास, सेंट अण्ड्रयूज रोड
 सांतक्रिज (पश्चिम), मुंबई-४०० ०५४.

हे मे..... तर्फे अर्जादार/अधिकारी
मि. शाह
 तर्फे मुख्यत्यार म्हणून क..... अन्वये
 Passport No. A 245640 Dt. of Issue 12/11/90
 Date of Expiry : 11-11-2000 from BOMBAY

..... इतरांच्या काल दिनांक
 उपाकथित *मि. शाह* इतरांच्या
 असा दिनांक कळ करवा

मि. शाह

द. ११/११/९३
 वी. शिवा निबंधक कार्यालय
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सदर दस्तावील मालमत्तेचे बाजारभावाने मुल्यांकन

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न्युन आकारीत मु.बु.रु.: ३००००० व नो.फी

रु.: ५००००० अनुक्रमे घालून रु.: १५००००

सि: १६१०१२०२३ अन्वये बसूल करलेत आले

१६१०१२०२३

MH009575543 202324 E
 MH009576778 -11
 MH009576059 -11

Brown
 19/10/23

सह-जिल्हा निबंधक वर्ग-२
 अभिलेख विभाग
 मुंबई उपनगर जिल्हा

जी १३८४/१००३.

मुंबई उपनगर जिल्हा

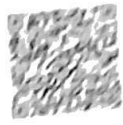
दिनांक: १६१०१२०२३

Brown
 19/10/23

सदर जिल्हा निबंधक वर्ग-२, (अभिलेख)
 मुंबई उपनगर जिल्हा.



CHALLAN
MTR Form Number-6



MH000575543202324E BARCODE Date 16/10/2023-17 35 31 Form ID

Department Inspector General Of Registration	Payer Details	
of Payment Non-Judicial Stamps Duty on Unstampd or Insuff stampd doc IGR Mumbai	TAX ID / TAH (If Any)	
	PAH No.(If Applicable)	
Name AOB_SBR AND ADM OFF MUMBAI SUBURBAN	Full Name	MR PRASHANT H PARTE
Location MUMBAI	Flat/Block No.	FLAT NO 102 1 ST FLOOR
Account Head Details 2023-2024 One Time	Premises/Building	VILLAGE CHANDIVALI TALUKA KUPLA
Amount In Rs. 3760.00	Road/Street	
053501 Amount of Tax	Area/Locality	MUMBAI
	Town/City/District	
	PIN	4 0 0 0 7 2

Handwritten notes in a box:
 3308 20 23
 11 e3

Remarks (If Any)
DOCUMENT NO PBDR 1324/1993 DATE 04/03/1993



Amount In
Three Thousand Seven Hundred Sixty Rupees Only
 Words
3,760.00

Bank Name IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	69103332023101619980 2833719700
	Bank Date	RBI Date	16/10/2023-17:36:55 Not Verified with RBI
	Bank-Branch	IDBI BANK	
	Scroll No. , Date	Not Verified with Scroll	

Mobile No. : 9819477378
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हे चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू.

Challan Defaced Details				
No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1		0005017225202324	16/10/2023-17:51:05	3760.00
Total Defacement Amount				3,760.00



CHALLAN
MTR Form Number-6



MH009576779202324E	BARCODE	Date: 16/10/2023 11:47:51	Form No.
Department: Inspector General Of Registration	Payer Details		
Registration Fees	TAX ID / TAN (If Any)		
Mode of Payment: Ordinary Collections IGR	PAN No. (If Applicable)		
Account Name: AOB_SBR AND ADM OFF MUMBAI SUBURBAN	Full Name	MR PRASHANT N PARIK	
Location: MUMBAI	Flat/Block No.	GTS NO 35 FLAT NO 102 1ST FLOOR	
Period: 2023-2024 One Time	Premises/Building	VILLAGE CHANDHE/KULTRUKA VILK	
Account Head Details	Road/Street	MUMBAI	
0063301 Amount of Tax	Town/City/District	MUMBAI	
Amount In Rs.	PIN	404017	
590.00	Remarks (If Any)	PAN2--PN-MR PRASHANT N PARIK-GA-	
Amount In	Words	Five Hundred Ninety Rupees Only	
590.00			

590.00
 2308 2575
 1103



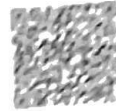
Payment Details: IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	69103392123101620225 2646122578
Cheque/DD No.	Bank Date	RBI Date	16/10/2023-11:48:11 Not Verified with Serial
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No., Date	Not Verified with Serial	

Important Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 महत्वाची नोंद: हा चालन केवळ दुरुयम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी हा चालन लागू नाही.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	User ID	Defacement Amount
1		0005017340202324	16/10/2023 11:52:58	KSP181	590.00
Total Defacement Amount					590.00

CHALLAN
MTR Form Number-6



M-0009578058/202324E		BARCODE		Date 18/10/2023-17:40:11	Form ID
Payment Inspector General Of Registration Non-Judicial Stamps of Payment Fine and Penalties IGR Rest of Maharashtra			Payer Details		
Name AOB_SBR AND ADM OFF MUMBAI SUBURBAN Location MUMBAI			TAX ID / TAN (If Any)		
Account Head Details 025001 Fines Amount In Rs. 15040.00			PAN No.(If Applicable)		
2023-2024 One Time			Full Name	MR PRASHANT N PARTE	
Account Head Details Amount In Rs.			Flat/Block No.	FLAT N O 102 1 ST FLOOR	
025001 Fines Amount In Rs. 15040.00			Premises/Building	VILLAGE CHANDIVALI TALUKA KURLA	
			Road/Street	MUMBAI	
			Area/Locality	MUMBAI	
			Town/City/District	MUMBAI	
			PIN	4 0 0 0 7 2	
Remarks (If Any) DOCUMENT NO PBDR 1324/1993 DATE 04/03/1993					
Amount In 15,040.00			Fifteen Thousand Forty Rupees Only		
Words 15,040.00					
IDBI BANK Cheque-DD Details			FOR USE IN RECEIVING BANK		
Bank CIN Ref. No.			98103332023101620068	2833721132	
Bank Date RBI Date			18/10/2023-17:42:14	Not Verified with RBI	
Bank-Branch Scroll No. , Date			IDBI BANK	Not Verified with Scroll	

9358 2525
1183

DEFACED
5040.00
DEFACED

DEFACED
DEFACED

Mobile No. : 9819477378

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचा कालावधी दुरुपयोग नसावा. नोंदणी न करता येईल. नोंदणी न करता येईल. नोंदणी न करता येईल. नोंदणी न करता येईल.

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
		0005017471202324	18/10/2023-17:54:57	IGR181	15040.00
Total Defacement Amount					15,040.00

D-608 117 23-01/93

P/Prashant
29/3/93



DATED THIS 4th DAY OF March 19 93

LOK CONSTRUCTIONS

TO
Ms. Prashant Nazayan Pate
Ms. Nazayan Nitad Pate

Sidpat d 10/40

3/3/93

Chandivali

Area 426600

MV 441000

4410
50

4460

AGREEMENT

FOR SALE OF FLAT NO. 105 ON 1st FLOOR IN
BLDG. NO. 3 TYPE A.



SITE OFFICE: CHANDIVALI FARM ROAD, OFF SAKI VIHAR ROAD,
SAKI NAKA, BOMBAY 400 072. TEL: 5784691, 5783416

P. VAS
B.Sc., L.L.B.
Advocate High Court,
9, "Gordon Villa" 1st Floor, 18, Hill Road,
Bandra (W), Bombay 400 050, Tel: 642 31 34

LOK CONSTRUCTIONS

14 Vishal Shopping Centre, Sir M.V. Road, Andheri (E),
Bombay 400 069. Telephone: 6341163 FAX: 6366179



पारली क.

बदला 30931EU.

सेशन 18 व
Regn 2022

वस्तुदेवताचा/उर्जाचा अनुक्रमांक

दिनांक

27/9/2024 सन १९

वस्तुदेवताचा प्रकार-

कार करणाऱ्याचे नाव-

सोब्रान्त रज. 5000000

कार्यालयमधे श्री. मेघनाथ...

MW. 9072001

मेघनाथ श्री

नरकरत श्री (कोलेजो)

पुस्तकालयाची नरकरत श्री

पुस्तकालय

महाराष्ट्र शासनाचे (कलम ६४ ते ६५)

शोध शास्त्र विभागात

सह-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (कोलेजो)

इतर श्री (मागोस पत्रावरून) सब क.

श्री. मोदीयास शरकर

राजग

२०००

६५-३३२००

५०

२८/१०/१७

९६

२०

₹ 91,901

Subject to Realisation

₹ 91,901

वस्तुदेवता

नकल

रेवी तयार होईल व

नॉन-पेयिबल टाकसे राठवली बार्डिंग

अ कार्यालयत देण्यात येईल.

वस्तुदेवता खाली नाव दिलेल्या अक्तीच्या

नावे नॉन-पेयिबल

द्वारा

सह. दुय्यम निबंधक, कुर्ना

मुंबई जयनगर जिल्हा

सदस्य

इतर फी वी अनुसूची

0451091

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.
१४. विलेख-इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तऐवज परत केल्ले.

दुय्यम निबंधक

GENERAL STAMP OFFICE
MUMBAI



0033200

281993

MAHARASHTRA
SPECIAL ADHESIVE
22.10.97
00047
MAHARASHTRA

1172115003

Handwritten notes

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I. M. PATEL
INSPECTOR OF STAMPS
&
PROCES OFFICER
C. S. D. A.
M. M. 11-400031.

बदर-12
3003/12
१९९७

AGREEMENT

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THIS AGREEMENT is made and entered into at Mumbai on this 28th Day of October 1997. BETWEEN (1) Mr. PRASHANT N. PARTE Age 36 years (2) Mr. NARAYAN V. PARTE Age 67 years both adults, Indian Inhabitant of Mumbai residing at A-3/105, Milap Lok Milan Co.op Hsg. Soc. Ltd. Chandivali, Andheri (E), Mumbai - 400 072 having an area of 340 Sq.ft. hereinafter called and referred to as the "VENOR" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART; AND (1) Mr. MOJIYIL BHASKARAN RAJAN Age 42 years (2) MRS. PONNAMMA RAJAN Age 37 years residing at A-2/101, Sangam Lokmilan Co.op Hsg. Soc. Ltd. Chandivali, Andheri (E) Mumbai - 400 072. also Indian Inhabitant residing at above mentioned address, hereinafter called and referred to as the "PURCHASER" (which expression unless repugnant to the

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बदल-३
30931 2/E
१९९६



- 2 -

context or meaning thereof shall and include his heirs, executors, administrators and assigns) of the OTHER PART.

all rights

WHEREAS the Vendors has acquired Ownership and other right in respect of the A-3/105 Milap Lok Milan Co.op Hsg. Soc., Ltd., Chandivali , Andheri (E) Mumbai - 400 072 vide agreement executed on with M/s. Lok Constructions having its registered office at 14, Vishal Shopping Centre, Sir, M.V. Rd, Andheri (E), Mumbai - 400 069 (hereinafter called the Said flat)

AND WHEREAS THE Vendors have paid full cost price of the said flat to the M/s. LOK CONSTRUCTION and thereby acquired its full and absolute ownership rights.

[Signature]
01.12.412

[Signature]3.
[Signature]

वदर-13
3093/319
1996

- 3 -

AND WHEREAS the Vendors have acquired another accommodation elsewhere and therefore agreed to assign and transfer all the rights, title and interest in the above said flat for the total cost prices/ consideration amount of Rs. 8,00,000/- (Rupees Eight Lakhs only)

NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER :-

1. That the Purchaser has paid the part payment of Rs.4,50,000/- (Four lakhs Fifty thousand only) on or before the execution hereof the Vendors being the part payment cost price/Consideration amount of the above said flat, the receipt of whereof the Vendors hereby admits and acknowledge at the foot hereof in part settlement. Agreement comes in existence after realisation of the cheques, as well the balance payment of Rs. 3,50,000/- only, after obtaining the required loan payment from the institutions like LIC/HDFC/Bank etc to the Vendor.

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3093/8/E
1996



- 4 -

2. In consideration of the full and final amount of Rs. 8,00,000/- (Rupees Eight Lakhs only) the Vendors hereby assign and transfer all their rights, title and their interest in the above said flat including its tenancy, occupancy possessory and ownership rights unto and in favour of the Purchaser herein forever and absolutely from the date of execution hereof.

71.10.11/2

3. The Vendors hereby declares that the undertakes co-operate with the Purchaser for the transfer/regularisation of tenancy/ownership rights of the above said flat and its cost price to the name of the Purchaser.

4. That the Vendors further undertake to Co-operate with the Purchaser for the transfer/of membership/shares of the Milap Lokmilan Co.op. Hsg. Soc. Ltd. to the name of the Purchaser.

71.10.11/2

.....5.

277-13
20/11/19
20/11/19

5. That the Vendors hereby agreed to hand over all the deeds, documents, papers, receipts etc. letters and other documents for the transfer of the said flat in favour of the purchaser as and when required by the Purchaser.

Milk

6. That the Vendors hereby declares that from the date of execution hereof the Vendors, their family members etc shall not claim any right, title share, interest in the abovesaid flat and/or the cost price of the said flat and that they have no objection for transfer/regularisation of the above said flat to the name of the Purchaser.

11-11-19



7. That the Vendors hereby declares that :-
- a) He/they have not entered into any agreement's with any other person/s in respect of the abovesaid flat;
 - b) They have not assigned/transferred their rights, title share interest in the said flat to any person/s.
 - c) They have not mortgaged, alienated or charged with the said flat and the same is free from all encumbrances.
 - d) The Vendors have got full and absolute right to assigned and transfer all their rights, title, and interest in the said flat in favour of the Purchaser.
 - e) Except the Vendors no other persons, have any right, title or interest in the said flat.

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Milk 20/11/19

वदर-13
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- 6 -

8. That the Purchaser shall be responsible for the payment of all the taxes, outgoings, maintenance, charges, transfer/regularisation charges and all other amounts in respect of the said flat to the society and other authorities concerned directly for which the Vendors shall not be held responsible.

9. That the Purchaser hereby undertakes to use, occupy and enjoy the benefits of the said flat, peacefully and quietly and shall abide by the terms and conditions of the Society and all other authorities concerned and shall also discharge all the liabilities of the above said flat from time to time.

10. That the Vendors hereby declares that from the date of execution hereof and on receipt of full and final cost price/consideration amount from the Purchaser, the Vendors shall have no more claims right, title and interest in the above said flat and the purchaser shall be entitled to hold, occupy use and enjoy the said without any interruption by the vendors or any other person/s claiming through or under him.

11. The Vendors hereby declares that they have no objection for the transfer/regularisation of ownership rights of the above said flat and its cost price to the same of the Purchaser.

12. That the Vendors hereby further declare that they have also no objection for the transfer of membership/Shares of the Society to the name of Purchaser.

M. Rant
म. रान्त

म. रान्त
म. रान्त

.....7.

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3093/G/E
1996

- 7 -

13. That the Vendors hereby puts the Purchaser in exclusive use, occupation, possession and enjoyment of the abovesaid flat on the date of execution hereof.

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

Prashant N. Parte
01.10.97

SIGNED AND DELIVERED by the) 1) Mr Prashant N. Parte
withinnamed "VENDORS" in the) 2) Mr, Narayan V. Parte
presence of

1. V. K. Ravi - *Parte*
2. *Parte*

01.12.97 / *Parte*

SIGNED AND DELIVERED by the) 1) Mr. Modiyil Bhaskaran
withinnamed "PURCHASER") Rajan.
in the presence of) 2) Mrs. Ponnamma Rajan

Ponnamma Rajan
Rajan

1. *Parte*
2. V. K. Ravi - *Parte*

Received the following amount as a part payment from the Purchaser as follows

<u>Cheque No</u>	<u>Date</u>	<u>Bank</u>	<u>Amount</u>
1) 875 996	12.10.97	Canara Bank	80,000/-
2) 542516	12.10.97	Canara Bank	70,000/-
3) 542517	12.10.97	Canara Bank	1,00,000/-
4) 542518	12.10.97	Canara Bank	2,00,000/-
Total :-			4,50,000/-

Witnesses (RS. Four Lakhs Fifty thousand only)

1. V. K. Ravi - *Parte*
2. *Parte*

I SAY RECEIVED

Prashant N. Parte (VENDORS) *Parte*

बजट संख्या - ११५८३३... १९९३
 १९९० से १९९३ तक
 २० लाखों रुपये
 सह. मुख्य निबंधक,
 मुंबई (उपनगर) कार्यालय, बरदर केडा

खालील प्रमाणे फी मिळाली
 रु. वेसे

गोंवणी फी:- १०००
 कोटो फी:- ५००
 टपाल फी:- १५
 १११५

बदर-१३
 ३०९३/८/९
 १९९६

सह. मुख्य निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

सह. मुख्य निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

- ① श्री प्रशांत उरु पाटे वय ३६ वर्ष व्यापार -
 दादरही राहा ५५ बी. २४ वृंदावन रोड, ठाणे -
- ② श्री नाथयण व्ही पाटे वय ६० वर्ष गिहून -
 दादरही राहा ५५ बी. २४ वृंदावन रोड, ठाणे -
- ③ श्री मोदीयल कारकर राजन वय ४२ वर्ष नोकरी -
- ④ श्रीमती पुष्पमा राजन वय ३६ वर्ष नोकरी -
 दादरही राहा १०९/अ २ लोक मिशन चौदेवडी मुंबई ४०२

..... दस्तऐवज करून देणारा
 प्रमाणित दस्तऐवज
 करून दिव्याचे कबूल करावा.

① श्री प्रशांत उरु पाटे वय ३६ वर्ष व्यापार -
 दादरही राहा ५५ बी. २४ वृंदावन रोड, ठाणे -

③ श्री राजन कारकर वय ४२ वर्ष नोकरी -
 दादरही राहा ५५ बी. २४ वृंदावन रोड, ठाणे -

④ श्री विजय व्ही पाटे वय ६० वर्ष गिहून -
 दादरही राहा ५५ बी. २४ वृंदावन रोड, ठाणे -

⑤ श्री अर्जुन भावे नोकरी -
 दादरही राहा १०९/अ २ लोक मिशन चौदेवडी मुंबई ४०२

..... दस्तऐवज करून देणारा
 प्रमाणित दस्तऐवज
 करून दिव्याचे कबूल करावा.

सह. मुख्य निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

दि. २६/१०/९०

.....
 सह. मुख्य निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

Received from

170 19088

Friday, September 06, 2024

9:48 AM

पावली

Original/Duplicate

मातृणी २ ३००

Regn १०००

पावली नाव चाशिवनी

पावली २ २०४५७ दिनांक ०६/०९/२०२४

२२-०९-२०२४ कलकत्ता २-१९०८८-२०२४

२२-०९-२०२४ पंजी २ अडीमोर डू गेल

मातृ २२००० पावली नाव शिवराम हेज शेडी

वीवणी पंजी

₹ 30000 00

दरम हाताळणी पंजी

₹ 880 00

पुसांची मख्या ४४

मकुण

₹ 30880 00

आपणाय मुळ दरम, शंबनेज प्रिंट, गुची-२ अंदाजे

10 07 AM हा वळय मिळेल.

गट २, निबंधक कर्मी २

सह दुय्यम निबंधक कुर्ली -२

मुंबई उपनगर जिल्हा

वाजार मूल्य: ₹. 8759420.8 /-

गोवदना ₹. 90000000/-

अरबेले मूदांक शून्य: ₹. 540000/-

१) देशनना पत्रास: DHC रकम: ₹. 880/-

श्रीश्री/अनादेश/अ ऑर्डर क्रमांक: 0924066400443 दिनांक: 06/09/2024

वीवणी नाव व पत्रास:

२) देशनना प्रकास: eChallan रकम: ₹. 30000/-

श्रीश्री/अनादेश/अ ऑर्डर क्रमांक: MH007733498202425M दिनांक: 29/08/2024

वीवणी नाव व पत्रास:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 6 SEP 2024

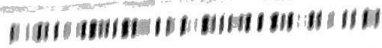
[Faint, mostly illegible text and lines, possibly bleed-through from the reverse side of the page.]

२०२३-२४
२०२३-२४
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वर कुल्लुम निबंधक कुर्ता -२
मुंबई उपनगर जिल्हा

CHALLAN
MTR Form Number 6

Date: 04/03/2024 Barcode: 		Page No: 1	
Department: Registrar General of Registration Stamp Duty Type of Payment: Registration Fee		Payer Name:	
Office Name: PH 2 JT SUB REGISTRAR KUNIA HV 2 Location: MUMBAI Year: 2024-2025 One Time		TAX ID / TAN (If Any) PAN No (If Applicable): A / JBC 1117 Full Name:	
Account Head Details		Flat/Block No.:	
0030045501 Stamp Duty	Amount In Rs. 64000.00	Premises/Building:	
0030063301 Registration Fee	30000.00	Road/Street: CHANDI/KI SARHADA	
		Area/Locality: MUMBAI Town/City/District:	
		PIN:	
		Remarks (If Any):	
		PAN2-AUDIT/155211 MODIYL-CA-900000-Stamp Duty/5/2024	
Total Amount In Words: 5,70,000.00		Words:	
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DU Details		Bank C/I Ref No: 6919332024080314493 14540	
Cheque/DU No:		Bank Date RBI Date: 04/03/2024 18 03 24 04/03/24	
Name of Bank:		Bank-Branch: IDBI BANK	
Name of Branch:		Scroll No., Date: 100, 04/03/2024	



9000	2	00
0038		

Department (If Not) - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

[Handwritten Signature]

Signature Not Verified

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

Sl. No.	192004152024090600375	Date	06/09/2024
Received from Shivanam Deju Shetty, Mobile number 9869334143, an amount of Rs 880/- towards Document Handling Charges of the Document to be registered (SARITA) in the Sub-Registrar Office (SRO) Kura 2 of the District Mumbai Sub-urban District.			
Payment Details			
Sl. No.	VIARE	Date	06/09/2024
Sl. No.	0004152024090600375	REF No.	001957652
This is computer generated receipt, hence no signature is required.			

[Handwritten signatures]

करल - २
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उत्तर - २		
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२०१८		



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 6th day of September 2024

BETWEEN

MR. RAJAN BHASKARAN MURTHI, Pat. No. AADIPKRS08, Author No. 1573/2012, age 60 years and 1. MRS. PUNNAMMA RAJAN (also MRS. PUNNAMMA RAJAN MURTHI in her joint care and author care), Pat. No. AADIPKRS08, Author No. 1573/2012, age 58 years 08 years both adults Indian individuals, residing at Flat No. 17, 1st Floor, A-2, Milap 2 or Milap 2A, Housing Society Ltd., Chandraji, Sakinaka, Mumbai-400 072, hereinafter called and referred to as the **SELLERS** (which expression shall unless it be signified to the contrary or otherwise, shall mean and include their heirs, executors, administrators and assigns) of the 1st PART OF THE

AND

MR. SHIVRAM DEVI SHETTY, Pat. No. AADIPKRS08, Author No. 1573/2012, age 60 years and 1. MRS. SUREKHA SHIVARAM SHETTY, Pat. No. AADIPKRS08, Author No. 1573/2012, age 58 years 08 years both adults Indian individuals, residing at Flat No. 1, Sakinaka, Chandraji, A-2, Milap 2 Village Sakinaka, Mumbai-400 072, hereinafter called and referred to as the

Rajan

Punamma

Shetty

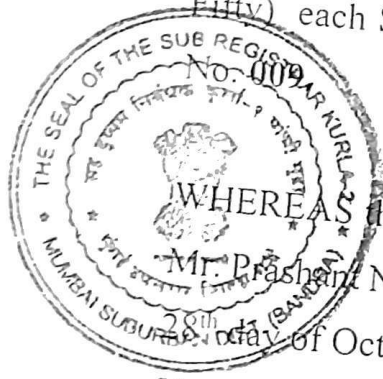
Shetty

PURCHASERS / TRANSFEREES (which expression shall unless it be to the context or meaning thereof and hence shall mean and include the except administrators and assigns) of the party of the SECOND PART.

9000		
9000	9	88
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WHEREAS the Sellers / Transferors are absolutely seized and possessed sufficiently entitled to a Flat No. 105, 1st Floor, A-3, Milap Co-op. Housing Society Ltd., Chandivali, Sakinaka, Mumbai-400 072, admeasuring Sq.Ft. i.e., 39.24 Sq.Mtr. Carpet area equivalent to 540 Sq. Ft. i.e. 50.18 Built-up area, which is inclusive of areas of balconies, bearing C.T.S. No. 361 in the village Chandivali, in the Registration District and Sub District of and Mumbai Sub-urban.





AND WHEREAS the Sellers / Transferors is also a member of Milap Lok Co-op. Housing Society Ltd., a society duly registered under Maharashtra Society's Act 1960, bearing registered No. MUM//W-L/HSG/(T.C.)/8209, 97/19/08/1996 and is the holder of 5 (Five) fully paid up shares of Rs. 50/- (Rupees Fifty) each Share bearing distinctive Numbers from 41 to 45 of Share Certificate No. 009.



WHEREAS the present Sellers / Transferors have purchased the said Flat from Mr. Prashant N. Parte and (2) Mr. Narayan V. Parte as per Agreement for Sale dated 28/10/1997, duly registered in the office of the Joint Sub Registrar, Kurla, under Document serial No. BDR3-3013-1997 dated 28/10/1997.

WHEREAS (1) Mr. Prashant N. Parte and (2) Mr. Narayan V. Parte have originally purchased the said Flat from Developers M/S Lok Constructions as per Agreement dated 4th day of March 1993, under document serial No. P/1384/2023 dated 18/10/2023.

AND WHEREAS the Sellers / Transferors have showed their intention to sell the said Flat to which Purchasers / Transferees have showed their willingness.

interest for the purchase of the said Flat for a total consideration **Rs. 90,00,000/-** (Rupees Ninety Lakhs Only) The terms of the said deal are mentioned herein below

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

AS FOLLOWS:-		
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1. The Sellers/Transferors have agreed to sell, transfer and assign to the Purchaser / Transferee and the Purchaser / Transferee has agreed to acquire all the right, title, interest of the Sellers in the said Flat No. 105, 1st Floor, A-3, Milap Co-op. Housing Society Ltd., Chandivali, Sakinaka, Mumbai-400 072, admeasuring 422.26 Sq. Ft. i.e., 39.24 Sq.Mt. Carpet area equivalent to 540 Sq. Ft. i.e. 50.18 Sq.Mt. Built-up area, which is inclusive of balconies, bearing C.T.S. No. 36/1, lying in the village of Chandivali, in the Registration District and Sub District of Mumbai and Mumbai Sub-urban for a total consideration of **Rs. 90,00,000/-** (Rupees Ninety Lakhs Only) payable as under:



- a. The Purchasers / Transferees have paid a sum of **Rs. 1,00,000/-** (Rupees One Lakh only) vide Cheque NO. **474320** dated **03/07/2024** drawn on **Canara Bank**, Sakinaka branch, Mumbai-400 072, towards Part Payment, the receipt of which the Sellers / Transferors hereby acknowledges.
- b. The Purchasers / Transferees have paid a sum of **Rs. 10,00,000/-** (Rupees Ten Lakh Only) vide Cheque No. **474321** dated **23/07/2024** drawn on **Canara Bank**, Sakinaka branch, Mumbai-400 072, towards Part Payment, the receipt of which the Sellers / Transferors hereby acknowledges.
- c. The Purchasers / Transferees have paid a sum of **Rs. 48,10,000/-** (Rupees Forty Eight Lakhs Ten Thousand Only) vide Cheque No. **474323** dated **28.08.2024** drawn on **Canara Bank**, Sakinaka Branch,

RMB Prabhakar

Prabhakar

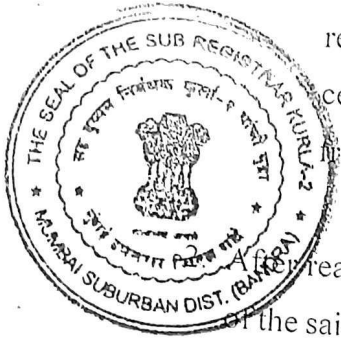
Prabhakar

करना - २		
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२०२४		

Mumbai-400 072, towards Part Payment, the receipt of which
Sellers / Transferors hereby acknowledges.

d. Rs. 90,000/- (Rupees Ninety Thousand Only) i.e. 1 % of the consideration amount of Rs. 90,00,000/- (Rupees Ninety Lakh) towards TDS U/s 194-IA of the Income Tax Act, 1961 shall be paid by the Purchasers / Transferees after the execution and registration of this Agreement for Sale and handover the copy of the T.D.S. and paid Challan to the Sellers / Transferors.

e. And the balance amount of Rs. 30,00,000/- (Rupees Thirty Lakh Only) shall be paid within 45 days from the date of execution and registration of this Agreement for sale after obtaining No Objection Certificate for mortgage from the society by availing Housing Loan from any Bank or Financial Institution or from their own source.



On realization of receipt of full and final payment of consideration price of the said Flat, the Sellers / Transferors shall put the Purchasers / Transferees in actual, physical, legal, vacant and peaceful possession of the said Flat and also handover all the Original Title Deeds like Agreement for Sale, Share Certificate and all other concerned documents of the said Flat to the Purchasers / Transferees.

3. There are no suits, litigations, civil or criminal or any other proceeding pending as against the Seller / Transferor personally affecting the said Flat.

4. There are no attachments or prohibitory order as against or affecting the said Flat and the said Flat is free from all encumbrances or charges and free from the subject matter to any impendences or easements or attachments or charges before or after judgment. The Sellers / Transferors have not received.

[Signature]

[Signature]

[Signature]

[Signature]

notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said Flat.

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5. The Sellers / Transferors has paid all the necessary charges of any nature whatsoever in respect of the said Flat and the Sellers / Transferors have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.

6. The Sellers / Transferors in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment, mortgage or other way whatsoever and he not created any tenancy or any other rights of the like nature in the said Flat and have not dealt with or dispose of the said Flat in any manner whatsoever.



7. Neither the Sellers / Transferors nor any of their predecessors in title have not received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said Flat.

8. The Sellers / Transferors have good and clear title, free from all encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the Sellers / Transferors and/or against the said Flat or any part thereof.

9. The Sellers / Transferors are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said Flat or any part thereof in the manner stated in this agreement.

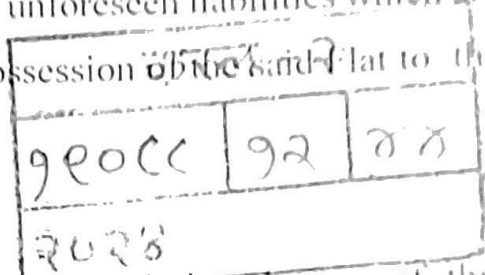
RAB

Prabhakar

Shetty

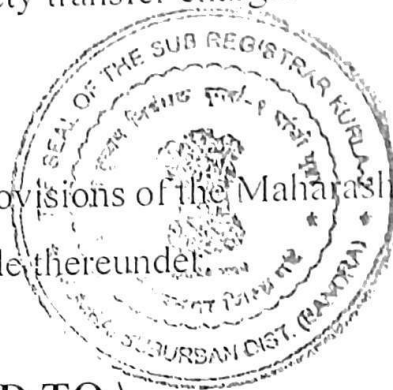
John

24. The Sellers / Transferors shall indemnify and keep indemnified to the Purchasers / Transferees for any further debits, which shall accrue upon the said Flat on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said Flat to the Purchasers/Transferees



25. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc. shall be borne and paid by Purchasers / Transferees alone whereas the society transfer charges shall be borne equally by both the parties.

26. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.



**SCHEDULE ABOVE REFERRED TO **

Flat No. 105. 1ST Floor, A-3, Milap Co-op. Housing Society Ltd., Chandivali, Sakinaka, Mumbai-400 072, admeasuring 422.26 Sq.Ft. i.e., 39.24 Sq.Mtr. Carpet area equivalent to 540 Sq. Ft. i.e. 50.18 Sq.Mtr. Built-up area, which is inclusive of areas of balconies bearing C.T.S. No. 36/1, lying in the village Chandivali, in the Registration District and Sub District of Mumbai and Mumbai Sub-urban. The building was constructed in the year 1993, consists of Groud Plus 7 Upper Floors having Lift facility.

Ra 703

from

Shetty

Ra 703

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed
respective hands on the day and year written hereinabove.

92011 92 28
2028

SIGNED SEALED & DELIVERED by the
within named Seller /Transferor

- (1) MR RAJAN BHASKARAN MODIYIL
- (2) MRS. PONNAMMA RAJAN



Rajan

in the presence of .

- 1. R. N. Pillay
- 2. MR. KRISHNA B. SHETTY

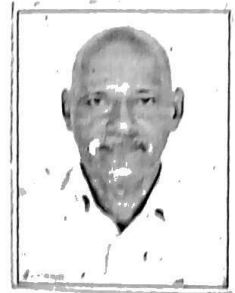


Ponnamma



SIGNED SEALED & DELIVERED by the
within named Purchasers / Transferees

- (1) MR. SHIVRAM DEJU SHETTY
- (2) MRS. SUREKHA SHIVARAM SHETTY



Shetty

in the presence of

- 1. R. N. Pillay
- 2. *[Signature]* KRISHNA B. SHETTY



[Signature]

Witness:

- 1. *[Signature]*
- 2. *[Signature]*

[Signature]

RECEIPT

करल - २
१००००० ९४ ४४
२०२४

RECEIVED of and from within named Purchasers/Transferees (1) MR. SHIVRAM DEJU SHETTY and (2) MRS. SUREKHA SHIVARAM SHETTY a sum of Rs. 59,10,000/- (Rupees Fifty Nine Lakh Ten Thousand Only) as a Part Payment towards the sale of Flat No. 105, 1st Floor, A-3, Milap Lok Milan Co-op. Housing Society Ltd., Chandivali, Sakinaka, Mumbai-400 072, as per above Agreement for Sale.

Date	Transaction details	Bank's name	Amount
04/07/2024	Chq. No. 474320	Canara Bank, Sakinaka	1,00,000
04/07/2024	Chq. No. 474321	Canara Bank, Sakinaka	10,00,000
28/08/2024	Chq. No. 474323	Canara Bank, Sakinaka	48,10,000
		Total Rs.	59,10,000/-

WE SAY RECD. Rs. 59,10,000/-

Rajan

(MR RAJAN BHASKARAN MODIYIL)

Ponnamma

(MRS. PONNAMMA RAJAN)
Sellers /Transferors

Witness:

1. *Dr.*

2. *Dr.*



करल - २
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 २०२४

१५/६-११-१९९५

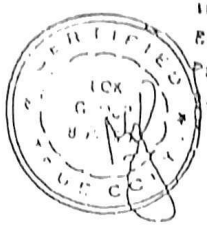
मुंबई महानगरपालिका
 MUNICIPAL CORPORATION OF GREATER BOMBAY

REG. NO. 2002/BRES/AL

1 JUN 1995



Shri P.K. Baraja,
 Licensed Surveyor,
 Lok Architect,
 14, Vishal Shopping Centre,
 Sir, M.V. Road, Andheri (E),
 Bombay - 400 069.



आवक क्र. १
 दस्त क्रमांक (०११० / २००३)
 १०

Sub: Occupation permission of Residential bldg. 'A' on plot bearing C.T.S.No.36/1 of village Chandivali Kurla (W). (Gr.+ 6 upper floor).

Ref.: Your letter dated 15-3-1995.

Sir,

With reference to the above, I have to inform you that there is no objection to your client occupying the plot shown above in the completion plans submitted by you for obtaining water connection from Assistant Engineer, Ward and subject to the following conditions:

- 1) That the certificate under Sec. 270-A of the Bombay Municipal Corporation Act. shall be submitted within 5 months.
- 2) That the 25% Recreation Open spaces shall be developed in accordance with the regulation before coming forward for occupation of the remaining building in the layout.
- 3) That the completion certificate from Executive Engineer (Storm Water Drain) Eastern Suburbs for providing Storm Water Drain in the layout shall be submitted.
- 4) That the additional 30% amenity open space provided as per D.C. Reg. 57(4)(c) shall be kept free of encumbrances.
- 5) That D.P. Road land shall be handed over to Municipal Corporation of Greater Bombay as and when demanded.
- 6) That the work of remaining building shall be kept in progress.
- 7) That the temporary structure standing on the plot shall be demolished before asking for further occupation.



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

CERTIFIED TO BE TRUE COPY

SANJAY RAJAN
 ARCHITECT
 CA/05/10051

Yours faithfully,
 Executive Engineer
 Building Proposals (Eastern Subs.)

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करवेद्यक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता करचे वेद्यक.

वेद्यक क्रमांक
1 X 1205870740000

मालमत्ता करवर्ष
2020-2021

वेद्यक क्रमांक
202010III 12671586
202020III 12671587

वेद्यक दिनांक
01/01/2021

पत्रकारांचे पत्ता: M/S AV J WIRE PVT LTD

प्रेषक:
Asstt. Assessor & Collector, 1 Ward, Municipal Office Building,
Kashimiroo Yashwantrao Chavan Market Building, 3 (1) Barva Marg, Kurla (West),
Mumbai - 400 070

CONSTRUCTION, 14 VIRTUAL SHOPPING CENTRE SUR M V
KASHIMIROO YASHWANTRAO CHAVAN MARKET BLDG

ईमेल - ancl.m@mcmgm.gov.in

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2028

मालमत्ता कर, सादविका कर, इमारतीचे वाजवी मूल्य, सी.टी.एस.क, 7 फ्लॉट क., मागचे जात, मार्ग क., मार्गचे जात, डी.ए.ए. मालमत्तेचे पूर्ण मूल्य, मालमत्तेचे पूर्ण मूल्य, मालमत्तेचे पूर्ण मूल्य

वेद्यक करनिर्धारण दिनांक: 01/06/1995
एकूण भाडवती मूल्य: ₹ Eight Crore Two Lakh Nine Thousand Nine Hundred Ten Only

आवक्याची दिनांक: 01/04/2020 ते 31/03/2021
आवक्याची रक्कम: ₹ 0

कराचे नाव	01/04/2020 ते 30/09/2020	01/10/2020 ते 31/03/2021
	शासना कडून माफी	शासना कडून माफी
सर्वसाधारण कर	0	0
जमीन कर	24519	24519
जमीन ताबे कर	0	0
जमीन ताबे सांख्यिकी कर	0	0
जमीन ताबे सांख्यिकी जाग कर	15289	15289
जमीन, पा. शिबण उपकर	14213	14213
जमीन शिबण उपकर	12437	12437
जमीन वार वारी उपकर	0	0
जमीन उपकर	711	711
जमीन कर	17767	17767
एकूण देयक रक्कम	84936	84936
कलम 152 अ नुसार वजावटी रक्कम	0	0
वस्तुव्यवहारीक व्याजाची वसुली	0	0
व्याजाक जोडविल्याचे समायोजन	0	0
जमीन वारी निव्वळ रक्कम	84936	84936
जमीन वारी निव्वळ रक्कम	0	0
जमीन वारी रूपांत	₹ Eighty Four Thousand Nine Hundred Thirty Six Only	₹ Eighty Four Thousand Nine Hundred Thirty Six Only
अंतिम देय दिनांक	31/03/2021	31/03/2021



To make payment through NEFT:
IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTLX1205870740000, Name-MCGM Property Tax. Please note,
payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of
"MCGM"

दस्तऐवज: हा मागविलेला करीचा अरणा सूनभतेने करता यावा यासाठी मुंबई महानगरपालिकेतील तरतुदीनुसार निर्धारित
करव्यवहारात आवा असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सं. रा. हसनोळे
बी. सी.एस. (प्र)
करनिर्धारण अधिकारी (प्र)

सामाजिक व परिस्थितीतीय लागव्याक योजनेअंतर्गत अडी-शतीची पूर्तता करणा-या
प्रति मालमत्तास मालमत्ता करतील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

माझे कुटुंब माफी जबाबदारी

- अ) माझक नागरा
- ब) माझ्याक हात मूला
- क) माझ्याक अंतर सवा

एक कडम रक्कमची ही



करदात्यांस सूचना

करदात्यांस सूचना १७ अन्वये असेल असे करदात्यांस सूचना देण्यात येत आहे. असेल असेल असे करदात्यांस सूचना देण्यात येत आहे.

हे करदात्यांस सूचना देण्यात येत आहे. असेल असेल असे करदात्यांस सूचना देण्यात येत आहे.

करदात्यांस सूचना देण्यात येत आहे. असेल असेल असे करदात्यांस सूचना देण्यात येत आहे.

उत्तर - २
१९००० ३९ ४४
२०२४

करदात्यांस सूचना देण्यात येत आहे. असेल असेल असे करदात्यांस सूचना देण्यात येत आहे.

करांच्या दराचा तज्जा

सन २०२०-२०२१ चा करदात्यांस सूचना देण्यात येत आहे.

करांचे नाव :	करांची वर्षवारी		
	रक्कम रु. १ मासिक करदात्यांस सूचना	रक्कम रु. २ मासिक करदात्यांस सूचना	रक्कम रु. ३ मासिक करदात्यांस सूचना
करदात्यांस सूचना	०.१०	०.२०	०.३०
करदात्यांस सूचना	०.२५	०.५०	०.७५
करदात्यांस सूचना	०.३५	०.७०	१.०५
करदात्यांस सूचना	०.४५	०.९०	१.३५
करदात्यांस सूचना	०.५५	१.१०	१.६५
करदात्यांस सूचना	०.६५	१.३०	१.९५
करदात्यांस सूचना	०.७५	१.५०	२.२५
करदात्यांस सूचना	०.८५	१.७०	२.५५
करदात्यांस सूचना	०.९५	१.९०	२.८५
करदात्यांस सूचना	१.०५	२.१०	३.१५
करदात्यांस सूचना	१.१५	२.३०	३.४५



करदात्यांस सूचना देण्यात येत आहे. असेल असेल असे करदात्यांस सूचना देण्यात येत आहे.

Though Hon'ble C. J. N.P.No.2502/2013 has struck down 20.2 & 22 of the CV Rules, the present bill has been raised on protective basis.

करदात्यांस सूचना देण्यात येत आहे. असेल असेल असे करदात्यांस सूचना देण्यात येत आहे.

करल - २
 १९०८ २० ४४
 २०२४

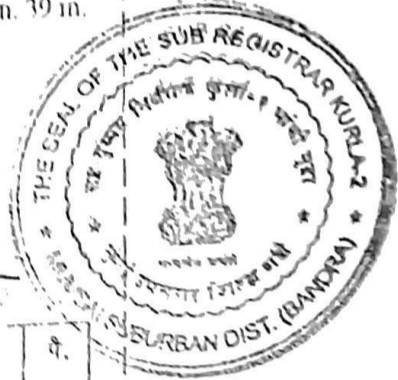
मानवी नं.

खदराड) ३०१३/९६.

नोंवणो ३९ म.
 Regn. ३९ m.

वस्तुऐवजाचा/अजाशा अनुक्रमंक

दिनांक २१/१०/९६ सन १९



वस्तुऐवजाचा प्रकार-

सावर करणाराचे नाव-

जालीदारमाणे फी मिळवली:-

- नोंवणी फी
- मनकल फी (फोसिओ)
- पुस्तकांसाठी मनकल फी
- हपालखर्च
- मकला किंवा आपणे (कलम १४ ते १७)
- शोध किंवा निरीक्षण
- वेळ-कलम २५ अन्वये
- कलम १४ अन्वये
- प्रमाणित मकला (कलम ५७) (फोसिओ)
- इतर फी (मागील पानावरील) मात्र क.

२१/१०/९६

२१/१०/९६

व.	फ.
२१/१०/९६	२०००००
२१/१०/९६	१०७२००
२१/१०/९६	२०००
२१/१०/९६	५०
२१/१०/९६	१६
२१/१०/९६	४४
२१/१०/९६	१९९०

वस्तुऐवज
 मनकल

रोजी तयार होईल व

नोंवणीकृत हाकेने पातवली जाईल.
 आ कार्यालयाल देण्यात येईल.

वस्तुऐवज खाली भाव दिलेल्या व्यक्तीच्या

नावे नोंवणीकृत
 हजाली

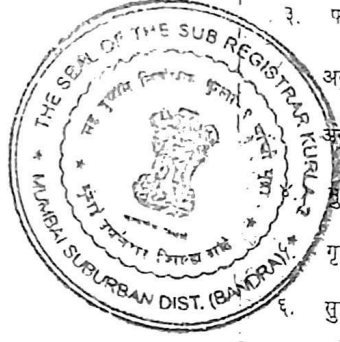
सह. दुय्यम निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

सावरकर्ता

कारल - २		
१९०८८	२९	४४
२०२४		

इतर फी वी अनुसूची

0451091



१. जादा नोंदणी फी अनुच्छेद सतरा किता अठरा अन्वये.
२. रजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
मुखत्यारिनामा अनुप्रमाणान.
गृहभेट फी.
४. सुरक्षित तावा फी.
५. मोहोरबंद पाकिटांचा निक्षेप.
६. मोहोरबंद पाकिटे उघडणे.
७. मोहोरबंद पाकिटे परत मागे घेणे.
८. अडत.
९. परिचारिका किंवा स्त्री परिचाराची सेवा.
१०. न्युन आकारित फीची वसुली.
११. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१२. विलेख इ. च्या उक्रला पाठविण्याचा टपाल खर्च.
१३. प्रवास खर्च.
१४. भत्ता.

दस्तावेज परत केल.

दुय्यम निबंधक

SECRET
CONFIDENTIAL


SECRET
CONFIDENTIAL

SECRET
CONFIDENTIAL

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SECRET

केरल - २		
१९०८८	२५	४४
२०२४		

बदर - ३
३०९३/४१९
१९९६



- 4 -

71.10.112

[Handwritten signature]

- In consideration of the full and final amount of Rs. 8,00,000/- (Rupees Eight Lakhs only) the Vendors hereby assign and transfer all their rights, title and their interest in the above said flat including its tenancy, occupancy possessory and ownership rights unto and in favour of the Purchaser herein forever and absolutely from the date of execution hereof.
- The Vendors hereby declares that the undertakes co-operate with the Purchaser for the transfer/regularisation of tenancy/ownership rights of the above said flat and its cost price to the name of the Purchaser.
- That the Vendors further undertake to Co-operate with the Purchaser for the transfer/of membership/shares of the Milap Lokmilan Co.op. Hsg. Soc. Ltd. to the name of the Purchaser.

[Handwritten signature] 511.10.112

[Handwritten signature]
.....5.7

कल-13
2021/11E
1995

7. That the Vendors hereby agree to execute all the deeds, documents, papers, writings NOC letters and other documents for the transfer of the said flat in favour of the purchaser as all when by the purchaser.

कल-2
9000 26/08
2023

8. That the Vendors hereby declare that from the date of execution hereof the Vendors, their

family members etc shall not claim any right, title share, interest in the abovesaid flat and or the cost price of the said flat and that they have no objection for transfer of the said flat to the name of the purchaser.



9. That the Vendors hereby declare that they have not entered into any agreement with any other persons in respect of the abovesaid flat;

10. They have not assigned, transferred their rights, title share interest in the said flat to any persons.

11. They have not mortgaged, pledged or charged with the said flat and the same is free from all encumbrances.

12. The Vendors have got full and absolute right to assign and transfer all their rights, title, and interest in the said flat in favour of the purchaser.

13. Except the Vendors no other persons have any right, title or interest in the said flat.

14. Light on 11/11/23

RA 13
Kumar

करत - २		
१०००	२०	४४
२०२४		

२०२४-२५
२०२३/४
२९९०

- 6 -

8. That the Purchaser shall be responsible for the payment of all the taxes, outgoings, maintenance, charges, transfer/regularisation charges and all other amounts in respect of the said flat to the society and other authorities concerned directly for which the Vendors shall not be held responsible.

9. That the Purchaser hereby undertakes to use, occupy and enjoy the benefits of the said flat, peacefully and quietly and shall abide by the terms and conditions of the Society and all other authorities concerned and shall also discharge all the liabilities above said flat from time to time.

10. That the Vendors hereby declares that from the date of execution hereof and on receipt of full and final cost price/consideration amount from the Purchaser, the Vendors shall have no more claims right, title and interest in the above said flat and the purchaser shall be entitled to hold, occupy use and enjoy the said without any interruption by the vendors or any other person/s claiming through or under him.

11. The Vendors hereby declares that they have no objection for the transfer/regularisation of ownership rights of the above said flat and its cost price to the same of the Purchaser.

12. That the Vendors hereby further declare that they have also no objection for the transfer of membership/Shares of the Society to the name of purchaser.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

300900
 1990

Dear Sir,
 We have the pleasure to inform you that the following amount has been received from the Messrs as follows:

10000000
 2028

...



[Handwritten signatures and notes]

Received the following amount as a part payment from the Messrs as follows:

Sl. No	Date	Bank	Amount
1	10.10.97	CANARA BANK	80,000/-
2	12.10.97	CANARA BANK	70,000/-
3	12.10.97	CANARA BANK	1,00,000/-
4	10.10.97	CANARA BANK	2,00,000/-
Total :-			4,50,000/-

Messrs (RS. Four Lakhs Fifty thousand only)
 1. V. K. J. - *[Signature]*
 2. *[Signature]*

I SAY RECEIVED
 (VENDORS)

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 ...
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१००० | ३० | ००

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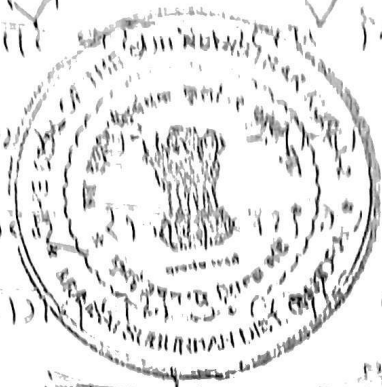
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सह. मुख्य निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

सह. मुख्य निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

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- ③ ...
- ④ ...



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सह. मुख्य निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

दि. २६/१०/०८

...

Certificate No 099

M Reg No 9

990011 22 28
No of Shares 5

2028



SHARE CERTIFICATE

MILAP LOK MILAN Co-operative Housing Society Limited

A-4, Ground Floor, Chandivali Farm Road, Mumbai - 400 072.
Registered under the Maharashtra Co-operative Societies Act. 1960
(Maharashtra Act XXIV of 1961)
Regd. No. : BOM/WL/HSG/TC/8209/1996-97/19-08-1996

This is to Certify that Shri/Smt Prashant N. Parte
of Milap Lok Milan Co-operative Housing Society Limited is the registered
Holder of 5 fully paid up shares numbered from 41
to 45 of Rupees FIFTY each in the above named Society the
Bye-Laws there of

Rs. 250 Given under the common seal of the Society at Mumbai
This 7th day of Dec 1996



Chairman Venkateswaran Hon. Secretary RPShel