

बैंचमधील या /Customer Copy
PUNJAB & MAHARASHTRA CO-OP. BANK LTD.
 (MULTI STATE SCHEDULED BANK)
 पंजाब को-ऑप. महाराष्ट्रा को-ऑप. बँक लि.

शुद्ध मूल्य / Stamp Duty ₹/Rs. 455200/-
 मूद्रांक शुल्क / Stamp Duty ₹/Rs. 10
 सेवा आकाराची शुल्क / Rs.

No of Documents 1

एकूण / Total ₹./Rs. 465200/-

अंकी मती / Amount in Words FOUR LAKH

SEVENTY FIVE THOUSAND TWO

HUNDRED ONLY

मूद्रांक शुल्क भरणाऱ्याचे नाव / Name of Stamp Duty Paying Party SHIRISH & PRERNA JOSHI

पं. नं. / Pan No _____

पत्ता / Address & Tel. No. 3-A-1501 - DREAMS - CO-OP. HAWTH

STATION JAIN'S BHANDUP (W) 40078

ममूद्रांक शुल्क भरणाऱ्याचे नाव / Name of Counter Party SANJAY & LODHA

व्यवहाराच्या उद्देशाचे कारण / Purpose of Transaction SALE

व्याजदाराचे नाव / Name of Bank & Branch _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

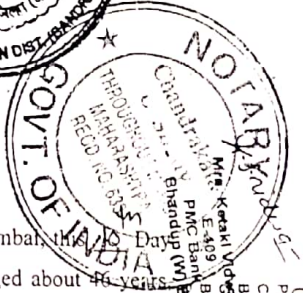
व्याजदाराचे नाव / Name of Counter Party _____

व्याजदाराचे नाव / Name of Counter Party _____

पदर-0
 2011
 2

Code of Purchase
 Authorised Signatory
 Cashier
 This counterfoil has to be presented at the time of delivery of stamped documents

TRUE COPY
 Mrs. Chandrakala U. Shetty
 Advocate & Notary



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered at Mumbai on the 10th Day of March, 2011 BETWEEN MR. SANJAY LODHA aged about 46 years AND MRS. NAMRATA LODHA aged about 42 years, both adults, Indian Inhabitant of Mumbai and residing at 3/10, P.O. Building, J.B.Nagar, Andheri (East), Mumbai - 400 059, hereinafter called "THE VENDORS" (Which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors and administrators) of the FIRST PART; AND MR. SHIRISH GOVIND JOSHI aged about 32 years, AND MRS. PRERNA SHIRISH JOSHI aged about 32 years, both adults, Indian Inhabitant of Mumbai and residing at Flat No. 1501, A Wing, Dreams 3 CHS Ltd., L.B.S. Marg, Bhandup (West), Mumbai - 400 078, hereinafter called "THE PURCHASERS" (Which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors and administrators and assigns) of the SECOND PART

[Handwritten signatures of Sanjay Lodha, Namrata Lodha, Shirish Joshi, and Prerna Joshi]

उभय मूद्रांक प्रक्रीका अल्ट्रा व्हायलेट सॅप खाली तपासणे व सुसंगत आहे. / संबंधीत प्राधिकृत व्यक्तींच्या उपस्थितीत तपासणीकरण संपर्क साधून, गैरव्यवहार जाहिर झाल्यास जबाबदार राहिले जाईल.

व.लि./क.लि. सह / दुय्यम निबंधक

Ms. Faruq Leac
 Punjab and Maharashtra
 Cooperative Bank Limited
 Bhandup Branch
 Mr. Karan Vaidya, Branch Manager
 P.M.C. Bank, Bhandup (W), Mumbai-400078
 BR/ST/PIVC/R/1052/2015/1512-16
 145975
 58632
 12-29
 MAR 10 2011
 SHIRISH & PRERNA JOSHI
 04752001-PB5329
 MAHARASHTRA
 STAMP DUTY

- a. The VENDORS are absolute owners of the said Flat and as such is jointly entitled to occupy, use and enjoy the said Flat.
- b. Except the VENDORS, no other person, entity or authority has got any right, title or interest of whatsoever nature against the said Flat.
- c. The VENDORS have not created any right, title, interest, mortgage, charge or encumbrance whatsoever in respect of the said Flat whether by way of sale, exchange, mortgage, gift, trust, tenancy, possession, inheritance, lien or any other way in favour of any person, entity or authority except mortgage loan in Central Bank of India, Bandra Kurla Complex, Branch.
- d. The VENDORS have full right, full power and authority to enter into this Agreement and to sell and transfer the said Flat to the PURCHASERS.
- e. There are no suits, litigation, civil or criminal or any other proceedings pending as against the VENDORS in respect of the said Flat.
- f. There are no attachments or prohibitory orders against the said Flat and the said Flat is not subject matter of any lis-pendence or easements or attachments either before or after judgements.
- g. The VENDORS have not received any notice either from Income Tax Authorities or Municipal Corporation of Greater Mumbai or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.
- h. There are no other encumbrances created against the said Flat and the title of the VENDORS to the said Flat is clear, marketable and free from all encumbrances except specified in sub clause (C) hereinabove.

9C80	14
------	----



Relying upon the aforesaid representations made by the VENDORS, the PURCHASERS agreed to purchase the said Flat No. 2201 admeasuring about 814 Sq. Ft. (Carpet) equivalent to 75.65 Sq. Mtrs on 22nd Floor in the Building known as "AUTUMN HAY" in Phase-I of the Complex known as "NEPTUNE'S LIVING POINT" situated at L.B.S: Marg, Bhandup (West), Mumbai - 400 078 on ownership basis for the consideration of Rs.98.51.000/- (Rupees Ninety Eight Lakhs Fifty One Thousand Only) together with amenities provided therein (inclusive of Podium Car Parking Charges, Transfer Charges from the Promoter and Charges for obtaining NOC from HUDCO) and/or rights to the shares in respect of the said Flat No. 2201 together

[Handwritten signatures]



WITNESS WHEREOF the Parties hereto have set and subscribed their
own hands to this writing the day and the year hereinabove mentioned.

बंदर-७
२०११

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
ALL THAT residential premises bearing Flat No. 2201 admeasuring about 814
sq. (Carpet) equivalent to 75.65 Sq. Mtrs on 22nd Floor in the Building known as
"TUMN HAY" in Phase-I of the Complex known as "NEPTUNE'S LIVING
" situated at L.B.S. Marg, Bhandup (West), Mumbai - 400 078, lying and being
Plot No. 372, 372/1 to 65 of Village Kanjur, in the registration District and Sub
District of Mumbai City and Mumbai Suburban, Taluka Kurla and more particularly falls
within the limits of "S" ward of Municipal Corporation of Greater Mumbai and the
Building was constructed in the year of 2007 having Ground plus Two Stilt Parking plus
Twenty Two Upper Floors with having lift facility.

ED SEALED AND DELIVERED BY
WITHIN NAMED "VENDORS",

SANJAY LODHA
- AAAPL7043G

. NAMRATA LODHA
- ABHPL9312J

- presence of

Saw4
C. S. Sawant Patil,
703 Ganga Chapt
Bhandup

ED SEALED AND DELIVERED BY
WITHIN NAMED "PURCHASERS"

SHIRISH GOVIND JOSHI
- AEBPJ4863R

. PRERNA SHIRISH JOSHI
- AIFPJ7657P

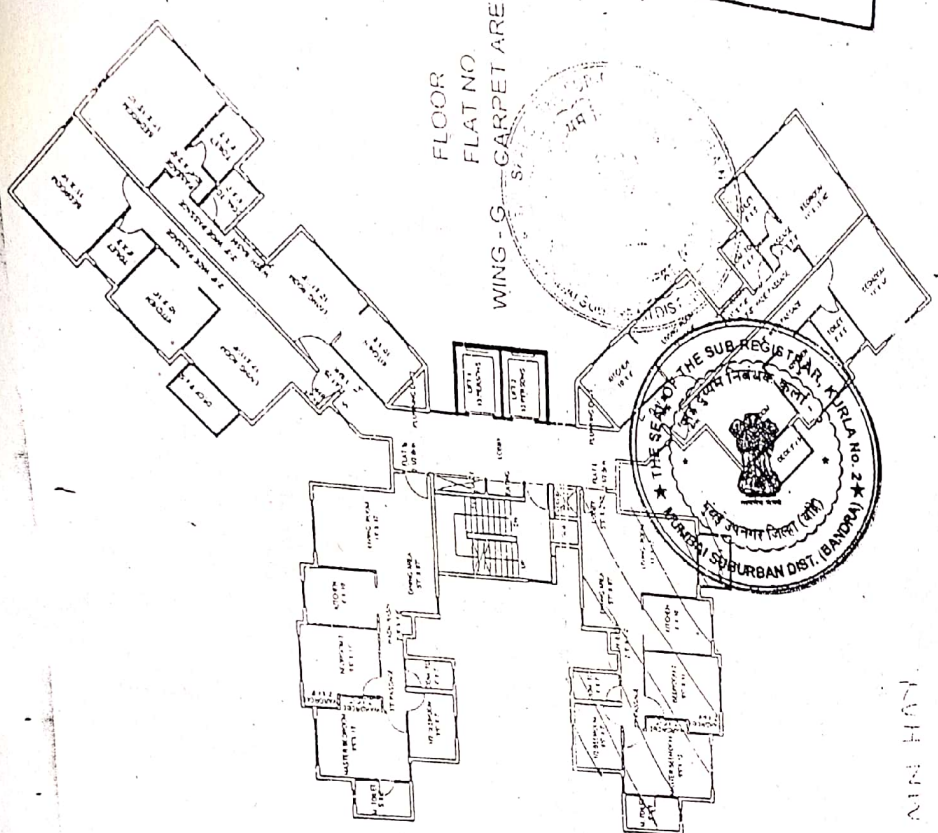
presence of

Saw4
S. J. Shinde
P/1160, Cement Colony
Mumbai - (W) 80

Seals and signatures of the Sub-Registrar and witnesses. Includes the official seal of the Sub-Registrar, Mumbai Suburban, and two photographs of individuals, likely witnesses or the parties themselves.

TRUE COPY
C. Shetty 22/3/2011
Mrs. Chandrakala H. Shetty
Advocate & Notary

NOTARY
Chandrakala
C. H. Shetty
THROUGHOUT MUMBAI
MAHARASHTRA
REGD. NO. 6331
GOVT. OF INDIA



22
22.01
814

वॉल-२४	
337	(S)
वॉल-९	
980	94
2023	

PROJECT: NEPTUNE'S LIVING POINT
VENUE FLOOR



Handwritten signature

AUTUMN HAY



Handwritten signature

77 7 AUG 2009

Enterprise Enterprises.
A to Lessee M/s G.K.W Ltd.
Opp. M/s. G K W Ltd.
L B S Marg, Bhandup (W)
Mumbai - 400 076.

वदर-७	
१८४७	२९
२०११	

Sub - Part occupation to full occupation to wings A, B, C, E, F & G comprising of lower basement + upper basement + lower still + upper still + upper still (podium level) + 1st to 22nd upper floors of the residential building No. 1 on land bearing CTS No. 372, 372/1 to 65 of village Kanjur L.B.S. Road, Bhandup (W)

The part i.e. full development work of wings A, B, C, E, F & G comprising of lower basement + upper basement + lower still + upper still 1 + upper still 2 (podium level) + 1st to 22nd upper floors of the residential building No. 1 on land bearing CTS No. 372, 372/1 to 65 of village Kanjur L.B.S. Road, Bhandup (W) is completed under the supervision of Licensed Surveyor Shri. Tarun Motta, having Licence No. M/163 and Licensed Structural Engineer Smt. Alpa R. Sheth having licence No. STR/S/139 and site surveyor Shri. Dinesh Dada having licence No. D/163/S-1 may be occupied on the following conditions

- 1. That Certificate under Section 270-A of the Mumbai Municipal Corporation shall be submitted before applying the B.C.C. or within 2 months whichever is earlier.
- 2. That the balance L.O./Amended Plan/ Term & Conditions of layout/Conditions shall be complied with before requesting full Occupation.
- 3. That the certified completion plans is returned herewith in token of Municipal approval.



This permission is issued without prejudice to actions under section 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

(Signature)
Executive Engineer
(Building Proposals)(E.S.)



(Signature)