

मूल्यांकनाचे वर्ष 2020  
जिल्हा मुंबई(मेन)  
मूल्य विभाग 11-परळ, शिवाजी विभाजन  
उप मूल्य विभाग 11/84F भूभाग: L & T चे फ्लोन्ट वे स्ट्रिम  
सर्व्हे नंबर /न. भू क्रमांक : इतर #

वार्षिक मूल्य बंद होण्यानुसार मूल्यदर क्र.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
111920		240020	270870	311900	240020	चौरस मीटर

बांधणी क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	117.33चौरस मीटर	मिळकतीचा वापर-	मिळकती सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.240020/-
उदववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

Sale Type -  
First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 105% apply to rate= Rs.252021/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-बांधकाम टक्केवारी) + खुल्या जमिनीचा दर  
= ((252021-111920) \* (100 / 100)) + 111920

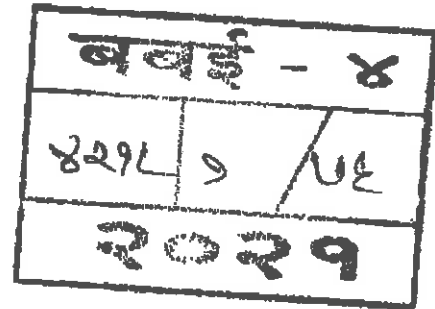
Rs.252021/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 252021 \* 117.33  
= Rs.29569623.93/-  
E) बंदिस्त वाहन तळाचे क्षेत्र  
बंदिस्त वाहन तळाचे मूल्य = 27.88चौरस मीटर  
= 27.88 \* (252021 \* 25/100)  
= Rs.1756586.37/-

एकत्रित अंतिम मूल्य

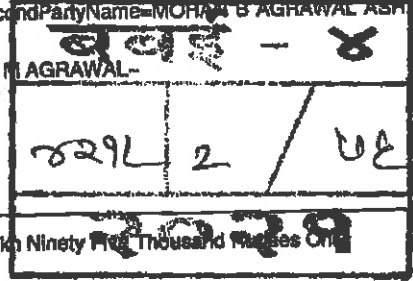
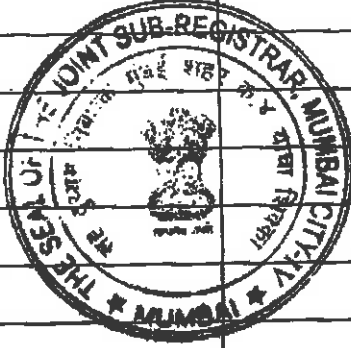
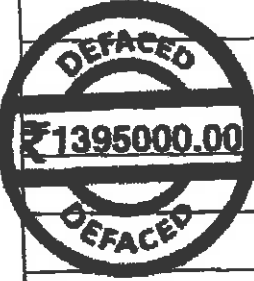
= मुख्य मिळकतीचे मूल्य + सळघराचे मूल्य + मेहेंनाईन मजला क्षेत्र मूल्य + लग्नध्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती मूल्येच्या खुल्या जागेचे मूल्य + बंदिस्त जालकची  
= A + B + C + D + E + F + G + H + I  
= 29569623.93 + 0 + 0 + 0 + 1756586.37 + 0 + 0 + 0 + 0  
= Rs.31326210.3/-

Print



**CHALLAN**  
**MTR Form Number-6**

GRN	MH012735833202021E	BARCODE	Date		05/03/2021-17:57:58	Form ID	25.2						
Department	Inspector General Of Registration		Payer Details										
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)										
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2		PAN No.(If Applicable)	AAFPP6380B									
Location	MUMBAI		Full Name	AVNEESH PANDEY AND DEEPTI PANDEY NEE SHAKYA									
Year	2020-2021 One Time		Flat/Block No.	FLAT NO 805, 6TH FLOOR, L AND T CRESCENT									
			Premises/Building	BAY TOWER T 5									
Account Head Details		Amount In Rs.	Road/Street										
0030045501 Stamp Duty		1385000.00	JERBAI WADIA ROAD, BHOWADA, PAREL										
0030083301 Registration Fee		30000.00	Area/Locality										
			MUMBAI										
			Town/City/District										
			PIN										
			4 0 0 0 1 2										
			Remarks (If Any)										
			PAN2-AAKPA1678G-SecondPartyName=MOHAN B AGRAWAL ABHISHEK M AGRAWAL ABHISHEK M AGRAWAL-										
			<table border="1"> <tr> <td colspan="2">बलदेव - ४</td> </tr> <tr> <td>०२१८</td> <td>२ / ०६</td> </tr> <tr> <td colspan="2">१३९५०००</td> </tr> </table>					बलदेव - ४		०२१८	२ / ०६	१३९५०००	
बलदेव - ४													
०२१८	२ / ०६												
१३९५०००													
Total		13,85,000.00	Amount in Words	Thirteen Lakh Ninety Five Thousand Rupees Only									
Payment Details		STATE BANK OF INDIA	FOR USE IN RECEIVING BANK										
Cheque/DD Details			Bank CIN	Ref. No.	00040572021030516434	IK0BADYNX3							
Cheque/DD No.			Bank Date	RBI Date	06/03/2021-06:01:12	06/03/2021							
Name of Bank			Bank-Branch		STATE BANK OF INDIA								
Name of Branch		Validity unknown	Scroll No. , Date		65 , 06/03/2021								



Department ID :   
 NOTE:- This challan is valid only if signed by the Sub Registrar office only. Not valid for unregistered document.   
 सधर चलय केवल नोदणी न करवाच्या दस्ताखती लागू आहे. नोदणी न करवाच्या दस्ताखती सधर चलय लागू नाही.   
 MUMBAI 03   
 Date: 2021-03-06   
 09:18:25   
 Reason:   
 Document   
 Location: India   
 Mobile No. : 7045219893

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1103202100696

Receipt Date 12/03/2021

Received from AVNEESH PANDEY AND DEEPTI PANDEY NEE SHAKYA, Mobile number 7045219893, an amount of Rs.1520/-, towards Document Handling Charges for the Document to be registered on Document No. 4218 dated 12/03/2021 at the Sub Registrar office Joint S.F. Mumbai 4 of the District Mumbai District

DEFACED

₹ 1520

DEFACED

**Payment Details**

Bank Name SBIN

Payment Date 11/03/2021

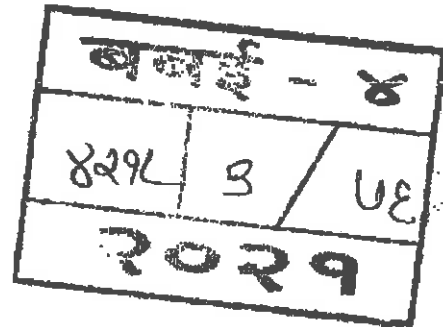
Bank CIN 10004152021031100599

REF No. IGAKSCPLJ6

Deface No 1103202100696D

Deface Date 12/03/2021

This is computer generated receipt, hence no signature is required.

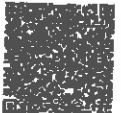


<b>Department of Stamp &amp; Registration, Maharashtra</b>	
<b>Receipt of Document Handling Charges</b>	
PRN 1103202100896	Date 11/03/2021
Received from AVNEESH PANDEY AND DEEPTI PANDEY NEE SHAKYA, Mobile number 7045219893, an amount of Rs.1520/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mumbai City 2 of the District Mumbai District.	
<b>Payment Details</b>	
Bank Name SBIN	Date 11/03/2021
Bank CIN 10004152021031100599	REF No. IGAKSCPLJ6
This is computer generated receipt, hence no signature is required.	



बकाई - ४	
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**CHALLAN**  
**MTR Form Number-8**



GRN MHD12735633202021E	BARCODE	Date 05/03/2021-17:57:58	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Stamp Duty	TAX ID / TAN (if Any)		
Type of Payment Registration Fee	PAN No. (if Applicable)	AAFPP6380B	
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2	Full Name	AVNEESH PANDEY AND DEEPTI PANDEY NEE SHAKYA	

Location MUMBAI	Flat/Block No.	FLAT NO 805, 8TH FLOOR, L AND T CRESCENT
Year 2020-2021 One Time	Premises/Building	BAY TOWER T 5

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (if Any)
0030045501 Stamp Duty	1385000.00	JERBAI WADIA ROAD, BHOWADA, PAREL	MUMBAI		4 0 0 0 1 2	PAN2=AAKPA1678G-SecondPartyName=MOHAN B. AGRAWAL ASHISH M AGRAWAL ABHISHEK M AGRAWAL
0030083301 Registration Fee	30000.00					
<b>Total</b>	<b>13,95,000.00</b>	<b>Amount In</b>	<b>Thirteen Lakh Ninety Five Thousand Rupees Only</b>			
		<b>Words</b>	<b>2029</b>			

**वर्ष - ४**

02/03/21 4/02

2029

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD No.	Cheque/DD Date	Bank CIN	Ref. No.	00040572021030516434	IK0BADYNX3
Name of Bank		Bank Date	RBI Date	05/03/2021-18:24:01	Not Verified with RBI
Name of Branch		Bank-Branch	STATE BANK OF INDIA		
		Scroll No. , Date	Not Verified with Scroll		



Department ID :  
**NOTE:- This challan is valid for document to be registered in the Registrar office only. Not valid for unregistered document.**  
 सादर चलान केवल दुर्यम निबंधक कार्यालयीन नोंदणी, कर्नाटका राज्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्तऐवजासाठी सादर चलान लागू नाही.  
 Mobile No. : 7045219893

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२०२१	

## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered at Mumbai this 12<sup>th</sup> day of March 2021 between

1) **MR. MOHAN BINDRABAN AGRAWAL** 2) **MR. ASHISH MOHAN AGRAWAL** and 3) **MR. ABHISHEK MOHAN AGRAWAL**, all adults Indian Inhabitants, at present residing at Plot No 300, Chitnavis Marg, Opp Hislop College, Civil Lines, Nagpur 440 001 hereinafter collectively referred to as the "Vendors" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, administrators, nominees and/or assigns) of the ONE PART

And

1) **MR. AVNEESH PANDEY** and 2) **MS. DEEPTI PANDEY** **SHAKYA** both adults Indian Inhabitants at present residing at Flat no A/202, Paras CHS Ltd, Dadabhai Road, Near Navrang, Andheri (West) Mumbai 400 058 hereinafter collectively referred to as the "Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators, nominees and/or assigns) of the OTHER PART

The parties herein are individually referred to as the "Party" and collectively as the "Parties".



**WHEREAS:**

a) By and under Agreement for Sale dated 23<sup>rd</sup> December, 2013 registered under no BBE-2/9006 of 2013 on the same day with the sub registrar at Mumbai City-2, (hereinafter referred to as the "Agreement"), (1) M/s L&T Parel Project LLP (2) M/s. Omkar Realtors & Developers Private Limited (3) M/s Omkar Realtors and Developers (formerly known as M/s. Shree Siddhivinayak Enterprises) and (4) M/s. Darshan Realtors Private Limited (hereinafter collectively referred to as "the Developers") allotted on the ownership basis unto the Vendors a residential Flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) and additional area of about 553.49 Sq.ft. (carpet area) appurtenant to the flat (hereinafter referred to as the Flat) situated on the eighth floor of the Tower T5 of the building known as "Crescent Bay" (hereinafter referred to as the Building) situate at Jerbai Wadia Road, Bhoiwada, Parel, Mumbai - 400 012 as shown with red color hatched line on the plan annexed hereto as Annexure "A" and more particularly described in the First Schedule hereunder written, a copy of the Index II of the Agreement for Sale dated 23<sup>rd</sup> December, 2013 is annexed hereto as Annexure "B";

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२०२१

b) By and under Car Parking Allotment letter dated 1<sup>st</sup> February, 2020, the Developers allotted the exclusive usage of 2 (Two) car park bearing no LG-239A and LG-239B at LG4 unto the Vendors (hereinafter referred to as the "Car Parking Space"), a copy of the car parking allotment letter is annexed hereto as Annexure "C";

c) The part occupation certificate dated 15<sup>th</sup> March, 2018 bearing number SRA/ENG/2700/FS/ML&PL/AP has been issued by the Slum Rehabilitation Authority in respect of the said

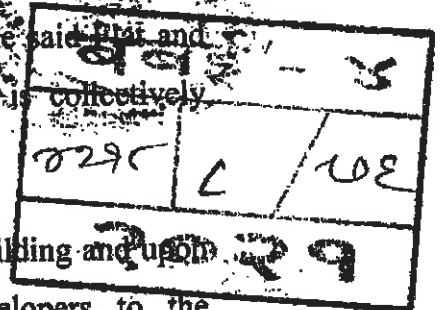
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Building, a photocopy of the part occupation certificate dated 15<sup>th</sup> March, 2018 bearing number SRA/ENG/2700/FS/ML& PL/AP is annexed hereto as Annexure "D";

d) The Vendors have represented to the Purchasers that all the installments towards the consideration payable by them to the Developers along with VAT, Service Tax, Goods and Service Tax and other deposits and charges as applicable under the Agreement has been paid /cleared by the Vendors to the Developers upon which the Developers handed over the possession of the Flat unto the Vendors by and under the letter dated 1<sup>st</sup> February, 2020. Hence there are no dues or liabilities of any nature whatsoever against the Flat, a copy of the Possession Letter dated 1<sup>st</sup> February, 2020 is annexed hereto as Annexure "E";

e) The Agreement is valid binding and subsisting and in no way terminated or cancelled and further in the circumstances, the Vendors are well and sufficiently entitled to the said Flat and the said Car Parking Space which hereafter is collectively referred to as the "Premises";

f) Upon completion of the construction of the Building and upon possession been handed over by the Developers to the Vendors, flat purchasers of the said Building including the Vendors have formed a society under the provisions of the Maharashtra Co-operative Housing Societies Act, 1961 and registered themselves into L&T Crescent Bay T-5 Co-operative Housing Society Limited under number MUM/SRA/HSG/(TC)/13183 of 2019 on 7<sup>th</sup> September, 2019 (hereinafter referred to as the "Society"). Upon formation of the Society, share in that behalf has been remained to be allotted, hence the Society shall allot the shares in name of the Purchasers and issue the Share Certificate in that regards. The copies of the Society Registration Certificate and the no objection certificate



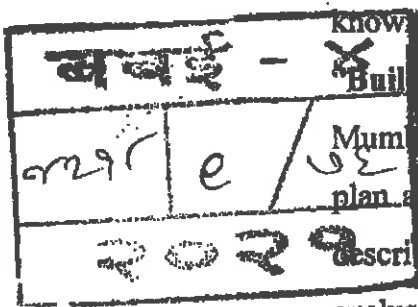


hereto as Annexure F and Annexure G respectively,

- g) Various financial facilities were granted and advanced by HDFC Limited Loan A/c No 642031568 C.A. Road Branch, Nagpur (hereinafter referred to as the "HDFC") to the Vendors. A charge, lien and mortgage was created on the Premises in favour of HDFC as a security for due repayment of the financial facilities so advanced.
- h) At the request of the Purchasers, the Vendors do hereby assign and transfer all their respective share right title and interest in the Premises in the manner as hereinafter appearing:

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

The Vendors doth hereby agree to sale, transfer, convey, assign and assure unto the Purchasers and the Purchasers do and each of them doth hereby agree to purchase and acquire from the Vendors all their respective share right, title and interest in the Residential Flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) and additional area of about 553.49 Sq.ft. (carpet area) appurtenant to the flat (hereinafter referred to as the "Flat") on the eighth floor of the Tower T5 of the building known as "Crescent Bay" (hereinafter referred to as the "Building") situate at Jerbai Wadia Road, Bhoiwada, Parel, Mumbai 400 012 as shown with red color hatched line on the plan annexed hereto as Annexure "A" and more particularly described in the First Schedule hereunder written together with exclusive usage of 2 (Two) car park bearing no LG-239A and LG-239B at LG4 level (hereinafter referred to as the "Car Parking Space") alongwith membership of the L&T Crescent Bay T-5 Co-operative Housing Society Limited under number MUM/SRA/ HSG/(TC)/13183 of 2019 on 7<sup>th</sup> September, 2019



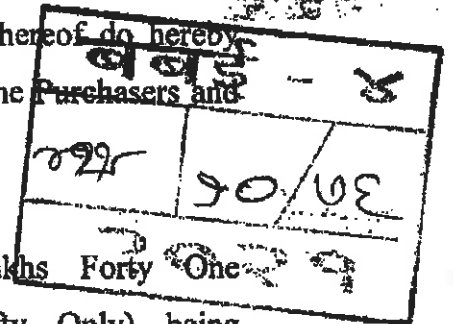
*[Handwritten signatures]*

(hereinafter referred to as the "Society") and the rights to the shares thereof, the benefits of the amenities appurtenant to the said Premises as set out in the Title Document, as also all the rights which are to be conferred upon the Vendors in respect thereof including the right to use, possess and occupy peaceably and without any objection or obstruction or interruption from any person or persons, alongwith the rights to the membership of the Society and the Shares to be issued thereof for the lump sum consideration of Rs. 4,55,00,000/- (Rupees Four Crores and Fifty Five Lakhs Only).

2. The Purchasers have paid and agreed to pay the Vendors the sum consideration mentioned in foregoing clause in the following manner:

(i) Rs. 77, 18,750/- (Rupees Seventy Seven lakh Eighteen Thousand Seven Hundred Fifty Only) being part consideration paid by the Purchasers to the Vendors on or before the execution hereof and registration of the foregoing Agreement. The receipt whereof the Vendors hereby admit, acknowledge and attach herewith and of and from the same and every part thereof do hereby forever acquit release and discharge the Purchasers and each of them;

(ii) Rs 3,41,250/- (Rupees Three Lakhs Forty One Thousand Two Hundred and Fifty Only) being aggregate Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act 1961 on the consideration paid/payable to the Vendors by the Purchasers directly to the Income Tax Department. Such deduction and payment to the Income Tax Department as aforesaid shall be deemed as payment of part consideration under this Agreement; and

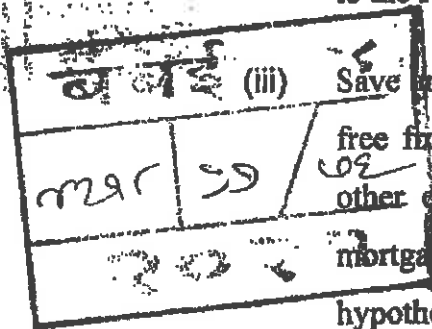


Lakh Forty Thousand Only) being the balance consideration which shall be payable by the Purchasers to the Vendors on or before 15<sup>th</sup> April, 2021 by a way of financial facility that shall be availed by the Purchasers simultaneously upon the Vendors handingover all the original title deeds, documents and papers in respect of the said Premises unto the Purchasers or their nominees along with a No Dues Certificate of HDFC in respect of the said Premises and a no objection certificate of the Society in favour of the Purchasers for creating the mortgage in respect of the said Premises.



Vendors hereby further declare, represent, warrant, confirm and assure to the Purchasers as follows THAT:-

- (i) The Vendors have all necessary power and authority to execute these presents thereby the Vendors are entitled to sell and transfer all their respective share right, interest in the Premises that there is no impediment in the way of the Vendors so transferring the Premises in the manner and in pursuance of this Agreement for Sale;
- (ii) The Vendors have a perfect, clear and marketable title to the Premises;

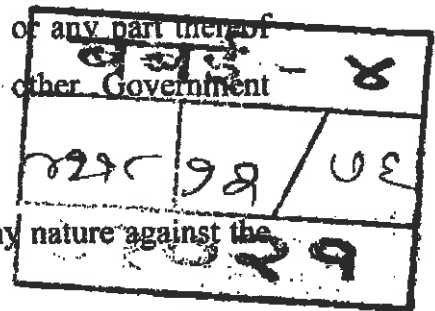
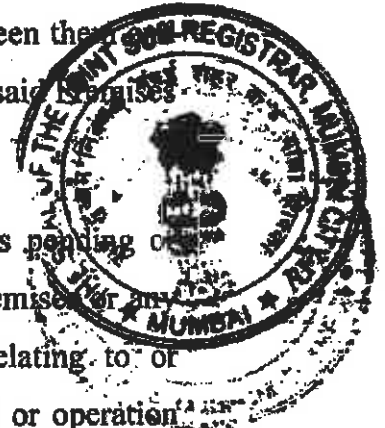


and except as stated hereinabove, the Premises are free from all or any contracts, leases, agreements and other encumbrances including but not limited to any mortgage, charge, pledge, lien, encumbrance, hypothecation, easement rights, contractual rights of set-off, attachments, or interests of any one under any conditional sale agreement, lease, leave or license agreement or other title retention arrangement or any

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other security interest, security arrangement of any kind, any contractual or lease hold rights or claims;

- (iv) Save them no other person has any right, title, interest or claim against the said Premises;
- (v) The Vendors have not entered into any agreement/s with anyone or otherwise made any commitment/s for sale/ transfer of the Premises except made between them and the Purchasers concerning or affecting the said Premises or any portion thereof;
- (vi) There are no actions, suits or proceedings pending or threatened against or affecting the said Premises or any portion thereof or interest therein, or relating to or arising out of the ownership, management or operation of the said Premises, in any Court or before or by any Government, Semi Government or Municipal Corporation or Local Society or Authority or Bank or Institution or by any other Organization or Person/s;
- (vii) No notice of attachment has been issued attaching or causing to be attached the Premises or any part thereof by Income-tax, Sales-tax or any other Government Department; and
- (viii) There are no dues or liabilities of any nature against the Premises.



The Vendors are aware that the Purchasers have paid and agreed to pay to the Vendors the consideration hereinabove mentioned inter alia relying upon the declarations, representations, warranties, confirmations and assurances thus made by the Vendors.

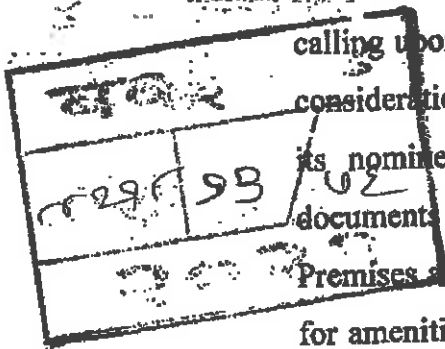
4. The Vendors hereby expressly agree that the Purchasers be required to bear, suffer, incur or meet any expenses, losses or

representations, warranties, conditions and covenants contained in Clause 3 hereinabove contained being found out to be false, untrue and/or incorrect any time hereafter, the Vendors shall indemnify and keep indemnified and saved the Purchasers against all such expenses, losses and damages including the cost and/or expenses of enforcing the indemnity hereinabove contained.

5. It is clarified between the parties hereto that the Share Certificate has been remained to be issued by the Society in respect of the said Flat. The Society shall admit the Purchasers as the members of the Society and the Purchasers shall be entitled to the Share Certificate as and when issued. Accordingly, the Purchasers hereby agree to become the members of the Society and undertake to abide by all the by-laws, rules and regulations of the Society.



6. The Vendors doth hereby agree to execute all other deeds, documents and other papers and to render all assistance necessary for the purpose of effecting transfer of the Premises as also of any one or more of the security deposits or other deposits or contribution to the funds pertaining to the Premises or amenities or facilities from the name of the Vendors to the names of the Purchasers within seven days from the Purchasers calling upon the Vendors to do so. Upon receiving the balance consideration, the Vendors shall handover to the Purchasers or its nominees the Title Document alongwith all the other documents in the possession of the Vendors in respect of the Premises as also all the receipts in respect of the Premises and for amenities and facilities in the possession of the Vendors in this behalf, the list of such title deeds and documents is set out in the Second Schedule hereunder written. Upon receipt of the balance consideration, the Vendors shall also grant to the



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Purchasers all the rights to get the electric meter of the Premises and electric deposit transfer in their names.

7. It is agreed between the parties hereto, that upon execution of this Agreement, the Vendors shall procure and provide (i) the Purchasers with a loan clearance certificate/ no dues certificate in respect of the said Premises issued by HDFC (ii) the Purchasers with all the original title, deeds, documents and papers in respect of the said Premises and (iii) a no objection certificate from the Society in respect of the said Premises for creating a mortgage on the said Premises.

8. Upon receipt of the balance consideration under clause 7 above the Vendors will:

(a) execute and deliver the Deed of Transfer (if required) in respect of the Premises unto the Purchasers;

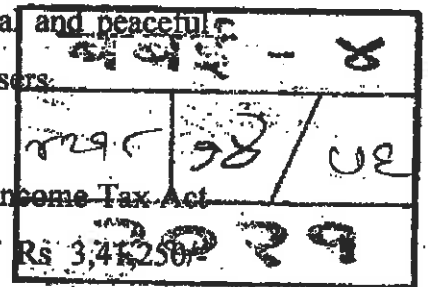
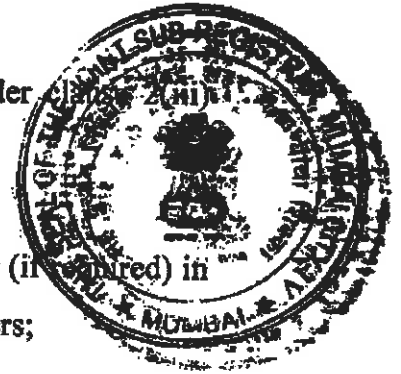
(b) execute the transfer forms and all other papers and documents for effectuating the proper transfer of the Premises in favour of the Purchasers in the records of the Society and otherwise;

and

(c) handover the quiet vacant actual physical and peaceful possession of the Premises to the Purchasers.

9. As per the provisions of section 194-IA of the Income Tax Act 1961, the Purchasers shall deduct a sum of Rs 3,41,250/-

(Rupees Three Lakhs Forty One Thousand Two Hundred and Fifty Only) being 0.75% (zero point seven five percent) out of the consideration paid/payable to the Vendors hereof as and by way of Tax Deducted at Source, the Vendors will be at liberty to adjust/appropriate take benefit of the amount of tax so deducted and paid out of their tax liability under the Income



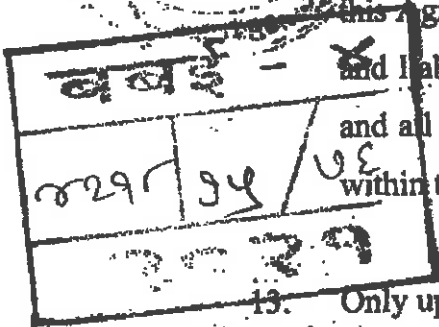
VENDORS, 115 Certificate within a period of 15 days from the date of the order, as soon as they receive the same from the authority.

10. The transfer in pursuance hereof shall be completed on or before 15<sup>th</sup> April, 2021 subject to the due and full compliance of the provisions of each of the parties as herein mentioned.

11. If the transaction shall not be completed due to any willful default on the part of the Vendors, the Purchasers will be entitled to EITHER: (a) enforce the specific performance of this Agreement for Sale, OR (b) at their sole option unilaterally put an end to this Agreement for Sale and thereupon the Vendors will be bound and liable to repay to the Purchasers a sum of Rs 80,60,000/- and all other amounts till then paid by the Purchasers to them within ten (10) business days of such intimation of termination with the accrued interest calculated at the rate of 6% per annum thereon.



12. In case of willful delay in payment of the balance consideration under clause 2 above, the Vendors shall be entitled to EITHER: (a) enforce the specific performance of this Agreement for Sale; OR (b) at their option put an end to this Agreement for Sale and thereupon the Vendors will be bound and liable to repay to the Purchasers a sum of Rs 80,60,000/- and all other amounts till then paid by the Purchasers to them within ten (10) business days without any interest thereon.



13. Only upon the Vendors duly and fully repaying all the amounts till then paid (with/without interest as the case may be) as per the provisions hereof: (a) the foregoing Agreement shall stand duly cancelled terminated and repudiated, (b) the Purchasers shall have no right title or interest of any nature whatsoever in

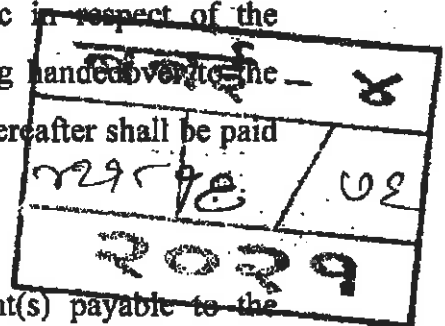
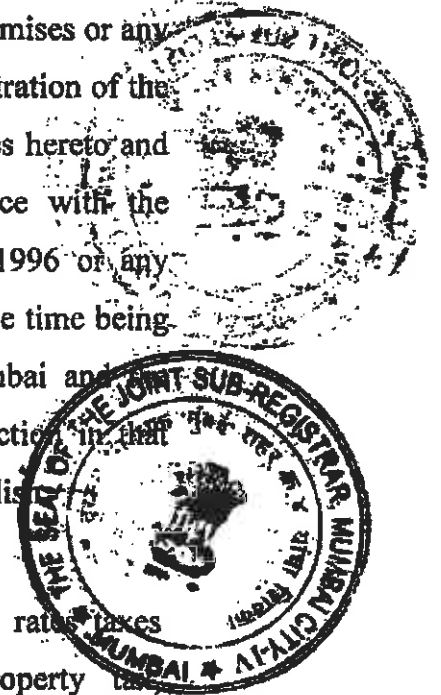
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the premises (c) the vendors will be at liberty to sell dispose off or transfer the Premises to any other person or persons and for such consideration as they may deem fit and proper. Until due repayment of the aforesaid amounts with or without interest (as the case may be) by the Vendors to the Purchasers, the Purchasers will have a charge and lien on the Premises to the extent of the monies outstanding due and payable by the Vendors to them.

14. If any dispute, difference or question at any time hereinafter arises between the parties hereto in regard to this Agreement including the terms and conditions hereof and/or interpretation hereof or otherwise relating to or touching the Premises or any part thereof then the same shall be referred to arbitration of the one or more Arbitrator(s) appointed by the parties hereto and the same shall be subject to and in accordance with the provisions of Arbitration and Conciliation Act 1996 or any statutory modification or enactment thereof for the time being in force. Such arbitration shall be held in Mumbai and the Court(s) at Mumbai alone shall have the jurisdiction in that behalf. The language of the arbitration will be English.

15. The Vendors will pay all the proportionate rent rates, taxes, maintenance and outgoings including the property tax, electricity, gas, maintenance charges etc in respect of the Premises till the date of possession being handed over to the Purchasers and the same for the period thereafter shall be paid by the Purchasers.

16. The transfer fees and any other amount(s) payable to the Society for transfer of the Flat in favour of the Purchasers totally amounting to Rs. 25,000/- (Rupees twenty five thousand only) (subject to applicable taxes, if any) have been





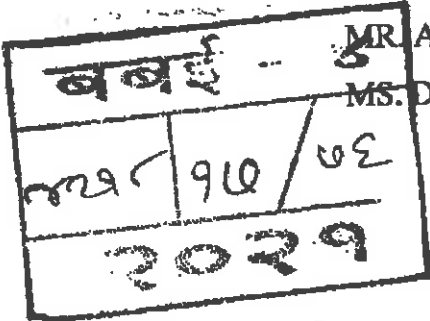
byelaws of the Society and the same shall be paid by the Society in accordance with the terms and conditions of the Society by the parties hereto in an equal proportion.

17. The stamp duty and registration fees payable in respect of the Agreement for Sale and Deed of Transfer (if required) to be executed between the parties hereto shall be borne and paid by the Purchasers alone. Each party shall pay the fees of the Chartered Accountants / Consultants / Advocates / Estate Broker engaged by the respective parties.

18. The Vendors hereby agree to do and execute all other acts, deeds, matters and things as may be required by the Purchasers for the purpose of completion of the transfer of the Premises in the names of the Purchasers and also on the request of the Purchasers be personally present for the admission as to the execution of these presents at the Office of the Sub-Registrar of Assurances.

19. The Permanent Account Numbers allotted to the parties to this agreement under section 139 A of the Income Tax Act, 1961 are as under:

MR. MOHAN BINDRABAN AGRAWAL : AAKPA 1678 G  
MR. ASHISH MOHAN AGRAWAL : AAKPA 1677 K  
MR. ABHISHEK MOHAN AGRAWAL : AEEPA 9438 E  
MR. AVNEESH PANDEY : AAFPP 6380 B  
MS. DEEPTI PANDEY NEE SHAKYA : BKYPS 7676 B



*(Handwritten signatures)*

**FIRST SCHEDULE HEREINABOVE REFERRED TO:**

**(description of Premises)**

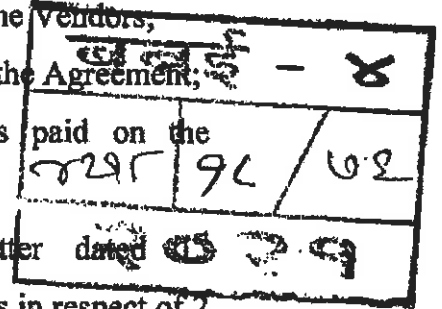
**ALL THAT Flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) (hereinafter referred to as the "Flat") on the eighth floor of the Tower T5 of the building known as "Crescent Bay" on the land bearing C. S. Nos. 655(Part), 654, 658 (Part), 659 (Part), 653(Part), 440 (Part), 437 (Part), 854, 869, 870, 871 and C.S. No. 432 (part), 437 (part), 440 (part), 1/437, 645, 646, 647, 648, 649, 650 and 854 of Parel Sewree Division and C.S. Nos. 1038, 1039, 155 (Part), 174 (Part), 176(Part), 1/177 (Part) and 185 (Part) of Dadar Naigaon Division in the Registration District Mumbai City situate at Jerbai Wadia Road, Bhoiwada, Parel, Mumbai-400 012 together with exclusive usage of 2 (Two) car park bearing no LG-239A and LG-239B at LG4 level.**



**SECOND SCHEDULE HEREINABOVE REFERRED TO:**

**(list of documents to be handedover to Purchasers)**

- I. Original Agreement for Sale dated 23<sup>rd</sup> December, 2013 registered under no BBE-2/9006 of 2013 on the same day made between, the Developers and the vendors,
- II. Original Receipt of Stamp Duty paid on the Agreement;
- III. Original Receipt of Registration Fees paid on the Agreement;
- IV. Original Car Parking Allotment letter dated 05 02 20 February, 2020, issued by the Developers in respect of 2 (Two) car park bearing no LG-239A and LG-239B at LG4 in favour of the Vendors;
- V. Original Possession Letter and Possession Certificate both dated 1<sup>st</sup> February, 2020;
- VI. Loan clearance certificate/ No Dues Certificate issued by HDFC Limited Loan A/c No 642031568 C.A. Road Branch, Nagpur in respect of the said Premises;



transfer of the Premises,

VIII. No objection certificate of the Society with regards to creation of mortgage on the said Premises.

**LIST OF ANNEXURES**

- i. The floor plan demarcating the Flat is annexed hereto as **Annexure A.**
- ii. Index II of the Agreement for Sale dated 23<sup>rd</sup> December, 2013 is annexed hereto as **Annexure B.**
- iii. Car Parking Allotment Letter is annexed hereto as **Annexure C.**
- iv. Occupation Certificate of the Building is annexed hereto as **Annexure D.**
- v. Possession Letter dated 1<sup>st</sup> February, 2020 is annexed hereto as **Annexure E.**
- vi. Registration Certificate of the Society is annexed hereto as **Annexure F.**

Society no objection certificate for transfer of the Premises is annexed hereto as **Annexure G.**



Handwritten signature and initials.

बकाई - ४	
२२९५	१२/०२
२०२१	



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

SIGNED AND DELIVERED |  
BY THE Withinnamed Vendors |  
1) Mr Mohan Bindraban Agrawal |  
through Mr Abhishek Mohan Agrawal his |  
constituted attorney authorized under the |  
Power of Attorney dated 18<sup>th</sup> February, 2021 |



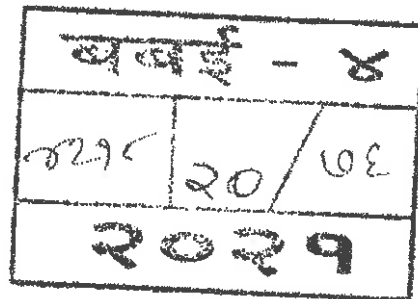
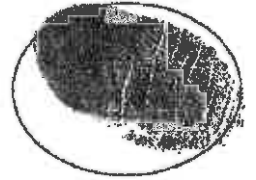
*Abhishek*



2) Mr Ashish Mohan Agrawal |  
through Mr Abhishek Mohan Agrawal his |  
constituted attorney authorized under the |  
Power of Attorney dated 18<sup>th</sup> February, 2021 |



*Abhishek*



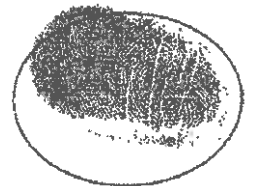
3) Mr Abhishek Mohan Agrawal |  
in the presence of |

1) *[Signature]*

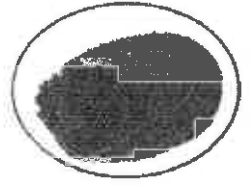
2) *[Signature]*



*Abhishek*

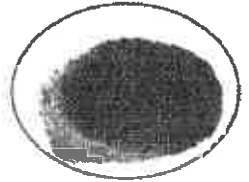


SIGNED AND DELIVERED ]  
 BY THE Withinnamed Purchasers ]  
 1) Mr Avneesh Pandey through ]  
 Ms Deepti Pandey nee Shakya his ]  
 Constituted Attorney authorized under ]  
 Power of Attorney dated 12<sup>th</sup> February ]  
 2021 ]

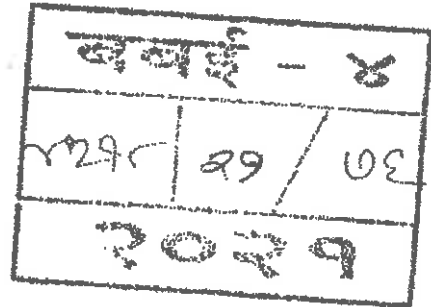


*Deepti*

2) Ms Deepti Pandey ]  
 nee Shakya ]  
 in the presence of ]  
 1) *[Signature]* ]  
 2) *[Signature]* ]



*Deepti*



**RECEIPT**

We acknowledge receipt of part consideration paid to us by (1) Mr Avneesh Pandey and 2) Ms Deepti Pandey nee Shakya for and against the sale/transfer of Flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) on the eight floor of the Tower T5 of the building known as "Crescent Bay" situate at Jerbai Wadia Road, Bhoiwada, Parel, Mumbai-400 012 together with exclusive usage of 2 (Two) car park bearing no LG-239A and LG-239B at LG4 level in the manner as setout herein:

Sr No	PAYER	PAYEE	CHEQUE/ CHALLAN NO	DATE	BANK/ BRANCH	AMOUNT (IN RS)
1	Purchasers	Vendors (being The earnest money deposit )	100379	25 <sup>th</sup> January, 2021	Bank of India/ BKC	49,62,500/-
2	Purchasers	Vendors (being the part consideration)	100380	24 <sup>th</sup> February, 2021	Bank of India/ BKC	27,56,250/-
3	Purchasers	Income Tax Department	ITNS 280			37,500/-
4	Purchasers	Income Tax Department				3,03,750/-

Mumbai, 12<sup>th</sup> March, 2021

Rs 80,60,000/-

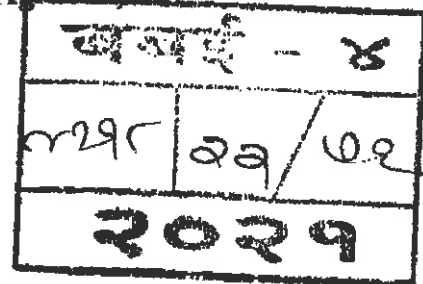


WITNESSES:

- 1) [Signature]
- 2) [Signature]

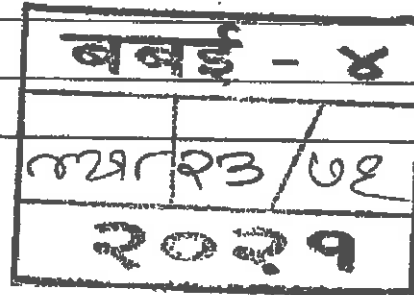
*Abhishek*

(1) Mr Mohan Bindraban Agrawal (2) Mr Ashish Mohan Agrawal through Mr Abhishek being the Constituted Attorney and for Self (3) Mr Abhishek Mohan Agrawal)



## गावाचे नाव : 1) परेल-शिवडी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	48182225
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	19490000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: सदनिका क्र 805 टॉवर टी - 5, माळा नं: 8 वा मजला , इमारतीचे नाव: क्रिसेंट बे बिल्डींग, ब्लॉक नं: परेल, मुंबई 400012 , रोड : महात्मा फुले एज्युकेशन जवळ, भोईवाडा, इतर माहिती: इतर माहिती: एक टॅन्डम कारपार्किंग सहित ( C.T.S. Number : 432,656 part ; )
(5) क्षेत्रफळ	1) 117.33 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-एल अॅन्ड टी परेल प्रोजेक्ट एल एल पी तर्फे प्राधिकृत व्यक्ती जोसेफ कार्डीरो तर्फे मुख्यतयार स्वामिनाथन एस अय्यर वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एल अॅन्ड टी हाऊस , ब्लॉक नं: मुंबई 400 001, रोड नं: एन एम जोशी मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAEFL4474F 2): नाव:-ओमकार रियल्टर्स व डेव्हलपर्स प्रा ली तर्फे प्राधिकृत व्यक्ती रवी दिक्षित तर्फे मुख्यतयार स्वामिनाथन एस अय्यर वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सायन पूर्व मुंबई 400022, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AAACO7919F 3): नाव:-ओमकार रियल्टर्स व डेव्हलपर्स तर्फे प्राधिकृत व्यक्ती रवी दिक्षित तर्फे मुख्यतयार स्वामिनाथन एस अय्यर वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सायन पूर्व मुंबई 400022, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:- 4): नाव:-दर्शन रियल्टर्स प्रा ली तर्फे प्राधिकृत व्यक्ती रवी दिक्षित तर्फे मुख्यतयार स्वामिनाथन एस अय्यर वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाऊस, ब्लॉक नं: सायन चुनाभट्टी सायन पूर्व मुंबई 400022, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AADCD4673N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहन त्रिदाबन अग्रवाल व अभिषेक मोहन अग्रवाल या दोघांतर्फे मुख्यतयार व स्वतःकरिता आशिष मोहन अग्रवाल . . वय:-37; पत्ता:-प्लॉट नं: ., माळा नं: तळमजला , इमारतीचे नाव: प्रितम अपार्टमेंट , ब्लॉक नं: सि वेल लाईन, रोड नं: नागपुर . . . पिन कोड:-440001 पॅन नं:-AAKPA1677K
(9) दस्तऐवज करून दिल्याचा दिनांक	23/12/2013
(10) दस्त नोंदणी केल्याचा दिनांक	23/12/2013
(11) अनुक्रमांक, खंड व पृष्ठ	9006/2013



No. SRA/ENG/2700/FS/ML&PL/AP

Date: 15 MAR 2018

To,

Shri. Anand V. Dhokay  
Architect & Designer,  
F-63, "Palm Acres",  
Mahatma Phule Road,  
Mulund (E), Mumbai- 400 081.

**Sub:** Part Occupation Permission to Wing 'J' & 'K' and Final Part Occupation to Wing 'M' of Sale Building No. '1' proposed under amalgamated S. R. Scheme of "Matoshree SRA CHS Ltd. & other 19 Societies" on the plot bearing C.S. No. 426, 427(pt.), 431, 1/431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645 to 650, 651(pt.), 653(pt.), 654, 655(pt.), 658 (pt.), 659(pt.), 854, 869, 870, 871 of Parel-Sewree Division & C.S. No. 155 (pt.), 174 (pt.), 176 (pt.), 1/177 (pt.), 185 (pt.), 1038, 1039 of Dadar-Naigaon Division, F/South Ward of M.C.G.M.

**Ref:** Your letter dated 28/11/2017 & 15/12/2017.

Gentleman,

With reference to the above letter and certificates attached thereto, I have to inform you that the permission to occupy part portion of Wing 'J', 'K' & 'M' of Sale Building No. 01, i.e. from 4<sup>th</sup> Lower Ground + Ground floor with mezzanine floor + 1<sup>st</sup> to 5<sup>th</sup> Podium + 1<sup>st</sup> to 54<sup>th</sup> upper floors including fire check floors at level 13<sup>th</sup> & 34<sup>th</sup> and Service floor above sky street mezzanine floor excluding Amenity Floor above 5<sup>th</sup> Podium Floor for Wing 'J', 4<sup>th</sup> Lower Ground + Ground floor with mezzanine floor + 1<sup>st</sup> to 5<sup>th</sup> Podium + 1<sup>st</sup> to 49<sup>th</sup> upper floors including fire check floors at level 13<sup>th</sup> & 34<sup>th</sup> and Service floor above sky street mezzanine floor excluding Amenity Floor above 5<sup>th</sup> Podium Floor for Wing 'K' & 40<sup>th</sup> floor to 41<sup>st</sup> upper floor of Wing 'M' completed under the Supervision of Architect Shri. Anand V. Dhokay, Architects and Designer, License No.CA/87/10855, Structural Engineer Mrs. Madhura Manjrekar of M/s. Dr. Kelkar Designis PVT. LTD. Reg. No. STR/M/99 and Site Supervisor Shri. Prasad Shetty, Lic. No. P/807/SS-II, may be occupied on the following conditions:

CERTIFIED TRUE COPY

ANAND V. DHOKAY  
(ARCHITECT)



Administrative Building, F-63, Anand Manjrekar Marg, Mulund (East), Mumbai - 400 051.  
Tel. : 2656 6800, 2656 0405 / 1 Fax : 2656 0457, E-mail : info@sra.gov.in



**SRA/ENG/2700/F8/ML&PL/AP**

1. That you shall take at most necessary precautions and safety measures for the occupant tenant, during the construction of balance work of building under reference.
2. That the balance conditions of LOI/ IOA/ Amended plans shall be complied at respective stages.
3. The certificate under section 270A of BMC Act shall be obtained from A.E.W.W.- 'F/S' ward and a certificate copy of the same shall be submitted to this office.

One set of part OCC plans is returned herewith as token of approval.

Note :- This permission is issued without prejudice to action under section 305, 353 A of BMC Act.



Yours faithfully,

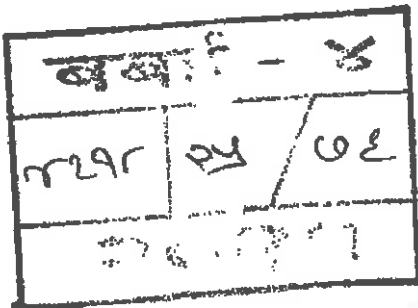
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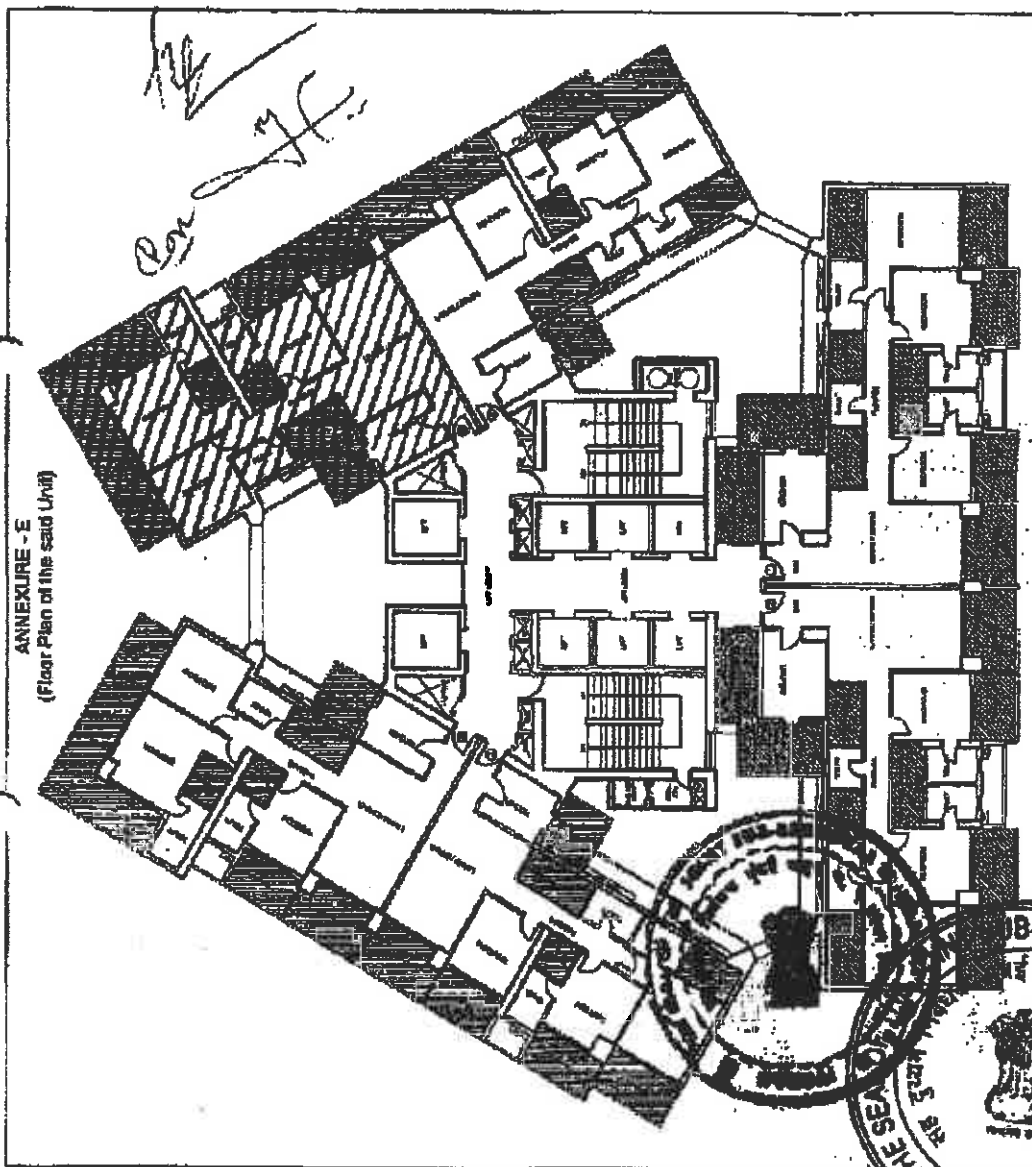
Executive Engineer-I  
Slum Rehabilitation Authority

- to :-
- 1) Developer: M/s. Omkar Realtors & Developers Pvt. Ltd.
  - 2) Assistant Municipal Commissioner, 'F/South' Ward.
  - 3) A.E.W.W. 'F/South' Ward.
  - 4) A.A. & C 'F/South' Ward.

For information please.

  
Executive Engineer-I  
Slum Rehabilitation Authority

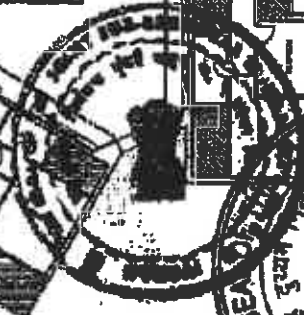




ANNEXURE - E  
(Floor Plan of the said Unit)

FLOOR: 8th  
UNIT NO: TS-805

CRESCENT BAY PAREL-TS TOWER



बवई - ४		
२९	२९	०९
२०२१		

बवई - २
००९११३ नुए
२०२३

Customer Code: 0000400710

Mr. Mohan Bindraban Agrawal, Mr. Ashish Mohan Agrawal, Mr. Abhishek Mohan  
Pritam Apartments, Ground Floor,  
PT R S Shukla Road, Behind HDFC House, Civil Lines,  
Nagpur - 440001,  
Maharashtra, India



Dear Sir / Madam,

Sub: Unit bearing No. 805 on the 8<sup>th</sup> floor in "Crescent Bay" in tower T5 (the "said Unit").

1. By various writings including Developmental Agreement dated 25<sup>th</sup> September 2012 bearing registration no. BBE2-07440-2012, executed between L&T Parel Project LLP, Omkar Realtors & Developers Pvt. Ltd, M/s Shree Siddhivinayak Enterprises & Darshan Realtors Private Ltd., the parties herein (hereinafter collectively referred to as the Developers) have undertaken the development and construction of the project Crescent Bay on a piece and parcel of land bearing C.T.S No. 854, 437 (pt), 440(pt), 654 (hereinafter referred to as "the said Land").

2. Further, in pursuance of your Booking Application Form dated Jun 05, 2013, the Developers are pleased to inform you that the Developers hereby agree to provisionally allot you the said Unit on the 8 floor in Crescent Bay in Tower T5 (the "said Tower"); subject to the terms and conditions of the Booking Application and as contained herein (subject to further sanction/amendments of plans by Municipal Corporation of Greater Mumbai (MCGM) / Slum Rehabilitation Authority (SRA).

3.1. The consideration of the said Unit shall be Rs. 4,81,82,225.00 excluding the Other Charges as mentioned in clause 3.4 hereunder. The carpet area of above unit is 97.74 sq.mtr. equivalent to 1052.07 sq.ft. (carpet area includes enclosed balcony).

3.2. The total consideration of the said Unit shall be Rs. 4,81,82,225.00 (Rupees: Four Crore Eighty One Lakh Eighty Two Thousand Two Hundred Twenty Five) and shall be paid by you by way of installments as under:-

Sr. No.	Description	Amount (Rs)
1	Application Money (AM)	10,67,029.00
2	Earnest Money	80,87,594.00
3	On Completion of Podium Plinth	53,00,045.00
4	On Completion of 2nd Podium Floor Slab	24,09,111.00
5	On Completion of 5th Podium Floor Slab	24,09,111.00
6	On Completion of 2nd Floor Slab	26,50,022.00
7	On Completion of 7th Floor Slab	26,50,022.00
8	On Completion of 12th Floor Slab	26,50,022.00
9	On Completion of 18th Floor Slab	26,50,022.00
10	On Completion of 24th Floor Slab	26,50,022.00
11	On Completion of 30th Floor Slab	26,50,022.00
12	On Completion of 35th Floor Slab	26,50,022.00
13	On Completion of 40th Floor Slab	26,50,022.00
14	On Completion of 45th Floor Slab	26,50,022.00
15	On Completion of 50th Floor Slab	26,50,022.00
16	On Possession	24,09,115.00
<b>Total</b>		<b>4,81,82,225.00</b>

Handwritten notes on the table: 'बचत - 8' (Savings - 8) in the right margin, and '29/10/08' and '2029' written across the table rows.

Handwritten initials 'J' and '2' on the left side of the page.

Handwritten signature of Abhishek Mohan and the name 'Abhishek' written below it.



The above mentioned amount are exclusive of Taxes (i.e., Service Tax, VAT, etc.)



duct with service slab etc. or about 553.49 sq.ft for the beneficial use of the said Unit. Further, you shall not be entitled to claim use of similar facilities available with other Units in Crescent Bay.

3.4. You agree to pay Other Charges under certain heads as indicated hereunder in respect of the unit allotted to you.

Description	Amount (Rs.)
Club House Charges	6,00,000.00
Corpus Fund	1,00,000.00
Adhoc Maintenance Charge (24 Months)	4,91,400.00
Charges towards Water, Electricity, Drainage, Sewerage Connection etc.	1,00,000.00
Charges towards Mahanagar Gas Connection	10,000.00
Legal Charges	25,000.00
Share Application Money	600.00
Society / Condomonium Formation Charges	25,000.00

It is hereby clarified that the list of Other Charges mentioned hereinabove is only indicative and not exhaustive and that you agree to pay such other charges as the Developers may indicate. You hereby agree, undertake and confirm that pending possession and final timely payment of the last installment of the consideration amount including the other charges and taxes (if any) the said Unit shall be under an exclusive lien in the Developer's favour.

3.5. It has been agreed that all taxes, duties, cesses (whether applicable/payable now or become applicable/payable in future) including service tax or value added tax ("VAT") or goods and services tax ("GST") on all amounts payable under this Letter of Allotment or otherwise and / or on the transaction contemplated herein shall be borne and paid by you alone and the Developers shall never be liable, responsible and/or required to bear and/or pay the same or any part thereof.

3.6. Timely payment of each installment and other amounts payable by you as per the payment schedule mentioned hereinabove is the essence of this Provisional Allotment. Please note that if you fail or neglect to make the timely payment of any subsequent installment, you shall be liable to pay interest @ 1.5% per month from the due date of payment of such installment until payment and/or realization thereof, whichever is later. Further, you agree to make payment of each installment by the due date as indicated in our demand letter/ notice. Demand letter/ notice sent by email, post or courier shall be deemed to be received by you.

3.7. In case of any delayed payment/s, you agree that the payment will be first appropriated towards statutory dues including MVAT, Service Tax and interest payable if any, and the balance if any will be adjusted towards the installment dues and this would be without prejudice to the Developers right to terminate the provisional allotment/ Agreement for Sale as set out in this clause and below and forfeit 5% (five percent) of the total value of the said Unit or loss to the Developers due to change in rates, whichever is higher as liquidated damages. Further, you agree and undertake not to raise any objection or make any claims with regard to any adjustment/set off and claim, if any, in that regard shall be deemed to have been waived.

4. In case the delay and default in making payment of any installment, by more than 60 (sixty) days, or in the event you commit any breach of the other terms and conditions contained herein, then without prejudice to the rights and remedies available in law, the Developers reserve the right to cancel the booking/ terminate/cancel this Provisional Allotment Letter and treat this allotment of the said Unit as automatically cancelled and/or revoked without requiring to send you any notice in this regard and to forfeit a minimum of 5% (five percent) of the total value of the said Unit or any loss to the Developers due to change in rates, whichever is higher, as liquidated damages. It is clarified that payment of the liquidated damages will be without prejudice to the other rights and remedies available to the Developers including recovery of losses/damages incurred or suffered in this regard. Further, it is also agreed that the Developers brokerage (if paid) shall be deducted from the amounts received from you. Further, the Developers shall also be entitled to deduct the amount of interest accrued if any and refund the balance amount without interest, if any, to you. It is however mutually agreed that in the aforesaid event, the balance, if any shall be refunded to you without interest only after the said Unit has been sold to a new purchaser and all the amounts in respect of the said Unit is received by the Developers from the new purchaser. However, any profits arising from the sale of the said Unit to the new purchaser shall be to the Developer's credit.

29/02/2023	29/02/2023
29/02/2023	29/02/2023
29/02/2023	29/02/2023

Admission

6. You are made aware of the fact that the said Unit is not being transferred and is not being agreed to be transferred to you on the basis of this writing. You further confirm that possession of the said Unit shall be handed over to you, only in terms of the Agreement for Sale to be executed with the Developers as per Maharashtra Ownership of Flats Act, 1963 (MOFA) as set out therein and not otherwise.

7. You hereby confirm that you have been offered inspection of the plans of the said Tower by the Developers and you are satisfied with the same. You have confirmed that you will accept all plans, specifications, layout and planning of the proposed said Tower on the layout and also understand, confirm and agree that the plans/designs/areas are subject to appropriate approvals of Authorities and also subject to change at the discretion of the Developers and/or MCGM and/or SRA. You hereby confirm that you shall agree and undertake to accept without protest the said changes made and to be made by the Developers in the said approved plans.

8. You have been made fully aware and informed by the Developers that the said project is being developed on the approved layout project in a phased manner, subject to the rules, regulations, terms and conditions as may be laid by the Government and/or concerned authorities from time to time as well as Development Control Rules 1991 and other applicable provisions and/or statute and that you shall not raise any objection or claim with respect to the development of the said Land. That, the Developers shall have unfettered right to all the present and future FSI and/or development potential in respect of the said layout of the project. That, the Developers shall also be entitled to use FSI (whether present or future) in respect of the land on which the Project is being constructed for development of an adjoining property. The approved layout plans will be subject to modifications, amendments and changes from time to time as may be informed and carried out by the Developers and you, therefore, give your irrevocable consent as contemplated and in terms of Section 7(1)(ii) of the Maharashtra Ownership of Flats Act, 1963, (MOFA) to the Developers for modification and amendment of approved layout plans and the said Tower plans from time to time as may be necessary and required by the Developers, the government authorities and other statutory bodies. You confirm that you shall agree and undertake to accept without protest the said changes made and to be made by the Developers in the said approved plans and do hereby grant irrevocable consent to the Developers to carry out the necessary acts, deeds, matters and things.

9. That, the Developers shall be at liberty to sell, assign, transfer, mortgage or otherwise deal with its right, title and interest in the land and/or the said Tower.

10. You understand, undertake, confirm and agree that on fulfillment of the terms and conditions of the Agreement to Sale that your right/s will be confined only to the said Unit and your proportionate share in the common and/or restricted common area and facility. Neither you nor the proposed owners association shall be entitled to demand or claim any right, title or interest in additional or Incremental FSI or any other benefits arising from development of the project.

11. It has been clarified to you that though initially the Agreement for Sale proposed to be entered into with you, would be in accordance with Section 4 of MOFA, ultimately, the Developers may at its discretion form a Co-operative Society or a Condominium of such purchasers of the premises proposed to be constructed on the said Land (together with other portions of the said Land, if so decided by the Developers). You undertake to sign all papers and documents and do all other necessary acts, deeds and things as may be necessary from time to time for safeguarding the interest of yourselves and other purchaser/s of other units.

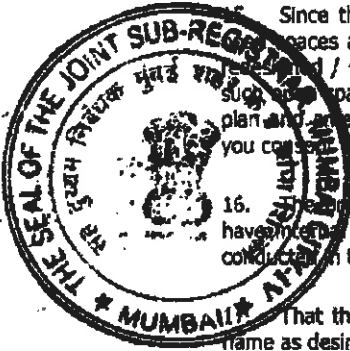
12. You have been informed that the said Land on which the said Tower is to be constructed is to have the benefit of and is to be subject to certain rights and covenants as per the details to be set out in the draft of the Agreement for Sale to be executed in respect of the said Unit in the said Tower. You have inspected the true copies of the documents in respect of the said Land. You are aware that your interest in the said Unit shall become effective only on execution of the Agreement for Sale (as per MOFA) and compliance of the terms and conditions thereof and not otherwise.

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*[Handwritten Signature]*  
Admission

making the payment of that installment or previously the original executed and registered Agreement for Sale shall be handed over to the banks/financial institutions. Further, you shall solely be responsible and liable to ensure that the payment of the consideration, as and when due, is made by the bank without any objection or demur. You shall be liable for making good to the Developers any such delay or default by bank or financial institution.

14. You hereby declare and agree that in the event you are a Non- Resident Indian (NRI)/ Foreign National of Indian Origin / Foreign National / Company, you shall be solely responsible for complying with all requirements of law including acts, rules and guidelines issued by the Reserve Bank of India. Further, in the event any permission is refused or found lacking in any respect; then the same shall be considered as a default and / or a breach on your part and you will be rendered solely liable for the consequences arising therefrom.



15. Since the Developers are proposing to develop the said Land in a phased manner, the spaces and amenities presently proposed in the said Land may be re-aligned / altered / shifted for optimum overall development, provided that the physical land area of such spaces as appurtenant to the plinth of the Residential Tower and demarcated on the plan and amenities is not materially reduced from what is proposed (subject to approval) and you consent to the same.

16. The present layout in respect of the project wherein the said Tower is sanctioned shall have roads, electric substations, water mains, sewers in common with building to be constructed in the entire project layout.

17. That the Developers shall be entitled to name the Project "Crescent Bay" or such other name as desired by the Developers for the proposed development on the said Land.

18. All the terms and conditions mentioned herein and in the Agreement for Sale to be executed between you and the Developer shall be binding on you and you confirm that this allotment is the basis of commercial understanding between the Developers and you.

19. The terms and conditions as agreed by you in the Booking Application Form are binding as reproduced herein verbatim. However, in case of any inconsistency between the provisions of any other writings, arrangements or the booking form and this Letter of Allotment, the provisions as contained in this Letter of Allotment shall prevail.

20. The stamp duty and registration charges on all documents to be executed between you and the Developers in connection with the said Unit shall be borne and paid by you alone.

Yours truly,

(Authorized Signatory)

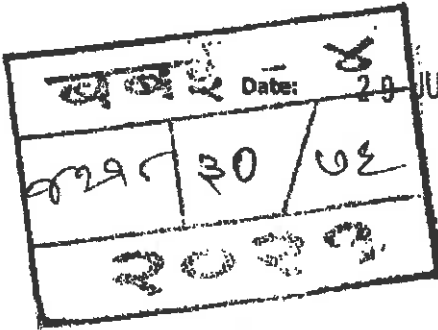
for the Developers

I/We agree and confirm,

Mr. Mohan Bindraban Agrawal,

Mr. Ashish Mohan Agrawal

Mr. Abhishek Mohan Agrawal



Possession Certificate

Customer Code: 400710

To,  
Mr. Mohan Bindraban Agrawal, Mr. Ashish Mohan Agrawal, Mr. Abhishek Mohan Agrawal  
Pritam Apartments, Ground Floor,  
PT R S Shukla Road, Behind HDFC House,  
Civil Lines, Nagpur-440001  
Maharashtra, India  
Contact No.: +919823021222

Ref: Handover of Possession of Flat No. 805 on 8th Floor in Tower T05 (the said Building) along with Tandem car parking space/s in the project known as Crescent Bay situated at Bhoiwada, Parel, Mumbai (the Flat and the car parking space are collectively referred to as "said Flat").

Dear Mr. Mohan Bindraban Agrawal,

1. We are pleased to inform you that the construction of the said Building/Flat is complete and the Slum Rehabilitation Authority (SRA) has issued the Occupation Certificate in respect of the said Building/Flat vide permission dated 15-Mar-2018 bearing no. SRA/ENG/2700/FS/M/2018.
2. We hereby confirm that, we have handed over the vacant possession of the said Flat along with the keys to you and you have inspected and are satisfied with the same.

Yours faithfully,

M/s. L&T Parel Project LLP  
Authorised Signatory



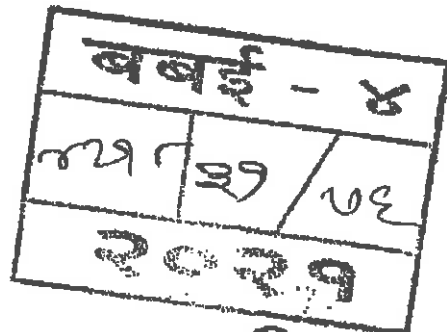
We accept and acknowledge the handover of keys of the said Flat :

(Mr. Mohan Bindraban Agrawal)

(Mr. Ashish Mohan Agrawal)

(Mr. Abhishek Mohan Agrawal)

Date: 01 FEB 2019



omkar

L&T Realty

Parking Allocation Letter

Customer Code: 400710

To,

Mr. Mohan Bindraban Agrawal, Mr. Ashish Mohan Agrawal, Mr. Abhishek Mohan Agrawal  
Pritam Apartments, Ground Floor,  
PT R S Shukla Road, Behind HDFC House,  
Civil Lines, Nagpur-440001  
Maharashtra, India  
Contact No.: +919823021222

Ref: Agreement for Sale dated 23.12.2013 registered under serial no. BBE/2/9006/2013 ("Agreement"), in respect of flat bearing No. 805 on 8th Floor in Tower T05 in the project Crescent Bay situated at Bholwada, Parel, Mumbai ("said Flat").

Dear Mr. Mohan Bindraban Agrawal,

1. We refer to the captioned Agreement, wherein you have agreed to purchase the said Flat.
2. As mentioned in the Agreement, we hereby allot you the below mentioned car parking slot/s, alongwith the said Flat :  
- Car Parking Slot/s no. LG4-239A and LG4-239B at LG4 level.
3. Kindly note that the aforesaid parking slot/s is transferable only along with the your personal use.

Yours faithfully,



M/s. L&T Parel Project LLP  
Authorised Signatory

We accept and acknowledge the above :

  
(Mr. Mohan Bindraban Agrawal)

  
(Mr. Ashish Mohan Agrawal)

  
(Mr. Abhishek Mohan Agrawal)



वव - ४	
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Date: 01 FEB 2020

omkar

 L&T Realty



Podium : LG4  
Parking Type : Tandem  
Customer Name: Mohan Aggarwal  
Tower : T5 Unit No.: 805  
Customer Signature:

Parking Number : LG4-239A  
LG4-239B  
Podium : LG4  
Parking Type : Tandem  
Customer Name: Mohan Aggarwal  
Tower : T5 Unit No.: 805  
Acknowledgment: Mohan Aggarwal



व्यक्ति - 25	
095	23/02
2029	

February 6th, 2021

**THE SOCIETY OF MUMBAI**

**SUB: In Principle No Objection to Sale of Flat in the Society**

We are in receipt of an application from Mr. Avneesh Mohan Agrawal and Mr. Abhishek Mohan Agrawal dated 01/02/2021 regarding sale of their flat no. 805 in Tower S of Crescent Bay Apartment at Bell Mumbai - 400012 to Mr. Avneesh Pandey and Ms. Deepa Pandey.

We state that as on date, they have cleared all their outstanding dues in respect of the said flat and we hereby give our in-principle No objection towards the sale, subject to the Buyer furnishing duly stamped and registered agreement for sale in its favor and completing the required formalities towards the sale as per the laws and bye laws prescribe by the relevant authority.

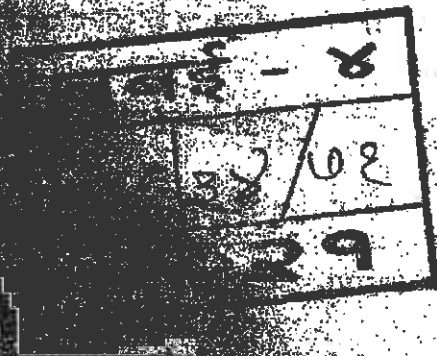
Further's due to the Buyer clearing all their outstanding dues in respect of the flats from the date of their possession.

Best Regards

For, L&T Creditors Bay

Hon. SECRETARY

Authorized Signatory





सत्यमेव जयते

महाराष्ट्र शासन

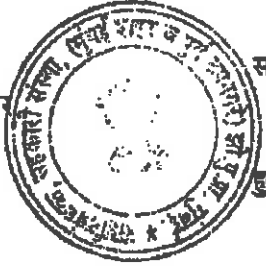


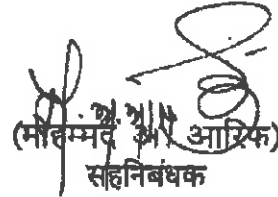
# नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते आहे की, एल अण्ड टी क्रिसेंट ब्बे टी-५  
मि. ऑप. हौसिंग सोसायटी मर्यादित., सी. एस. नं. ४३२, ६५६ पार्ट, डिव्हीजन परेल  
शवडी, भोईवाडा, परेल, मुंबई - ४०००१२

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४ कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमांच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू मालकी संस्था / भाडेकरू सहभागीदारी संस्था / इतर गृहनिर्माण संस्था आहे.

कार्यालयीन मोहोर :  सही :  
स्थळ : मुंबई इददा :

  
(मोहम्मद अली आरिफ)  
सहनिबंधक  
सहकारी संस्था, (मुंबई शहर व पूर्व उपनगरे)  
झो.पु.प्रा. मुंबई

दिनांक : ०७/०९/२०१९

०७/०९/१९  
२०१९

# घोषणापत्र



मी अभिषेक मोहन अब्रावाल  
यांचे कार्यालयात  
दुय्यम निबंधक मुंबई-कोर्ट  
या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
करता आहे।

आला आहे. श्री. मोहन विंदावन अब्रावाल आणि आशिष मोहन अब्रावाल  
व इ. यांनी दि. २८/०२/२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर  
दस्त नोंदणीस सादर केला आहे। निष्पादित करून कबुलीजबाब दिला आहे. सादर  
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र  
लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त  
कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी  
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

*Anonymous*

कुलमुखत्यारपत्रधारकाचे नाव व सही.

अभिषेक मोहन अब्रावाल

दिनांक: १२/०३/२०२३

बळई - ४	
१२/०३	०२
२०२३	

266/1395

Thursday, February 18, 2021

3:58 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2290

दिनांक: 18/02/2021

गावाचे नाव: नागपूर (खास)

दस्तावेजाचा अनुक्रमांक: नगन3-1395-2021

दस्तावेजाचा प्रकार: पाँवर ऑफ वॉटर्नी

मादग करणाऱ्याचे नाव: अभिवेक सोहन अग्रवाल - -

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 240.00

पृष्ठांची संख्या: 12

**DELIVERED**

एकूण:

₹. 340.00

अपणाम सूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:18 PM ह्या वेळेस मिळेल.

वाजारा मूल्य: ₹. 0/-

नोंदवका ₹. 1/-

अपणाम मुद्रांक शुल्क: ₹. 500/-

सह मुख्य निबंधक, ८१

नागपूर

1) दस्तावेजाचा प्रकार: DHC रकम: ₹. 240/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1802202107587 दिनांक: 18/02/2021

विक्रेतेचे नाव व पत्ता:

2) दस्तावेजाचा प्रकार: eChallan रकम: ₹. 100/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH011755845202021E दिनांक: 18/02/2021

विक्रेतेचे नाव व पत्ता:



*Amisway*

बखर् - ४	
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२०२१	

GRN	MH011755845202021E	BARCODE	[Barcode]			Date	16/02/2021-16:29:26	Form ID	48(f)	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR					Full Name		SHRI MOHAN B AGRAWAL			
Location NAGPUR					Flat/Block No.		NAGPUR			
Year 2020-2021 One Time					Premises/Building		NAGPUR			
Account Head Details				Amount In Rs.		Road/Street		NAGPUR		
0030046401 Stamp Duty				500.00		Area/Locality		NAGPUR		
0030063301 Registration Fee				100.00		Town/City/District				
					PIN		4 4 0 0 0 1			
					Remarks (If Any)					
					SecondPartyName=ABHISHEK M AGRAWAL-					
					Amount In		Six Hundred Rupees Only			
Total					600.00		Words			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	00040572021021888412		CKP5484748	
Cheque/DD No.					Bank Date	RBI Date	16/02/2021-16:24:30		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 7122787995  
 NOTE:- This challan is valid for document to be registered in Sub Registrar offices only. Not valid for unregistered document.  
 सदर चलान केवल दफ्तर निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावाची लागू आहे. नोंदणी न करावयाच्या दस्तावाची सदर चलान लागू नाही.

व्यवहारी - ४  
 १३ एच / २०२१  
 १ / १२  
 २०२१

नगन - ३  
 १३ एच / २०२१  
 १ / १२



**Receipt of Document Handling Charges**

PRN	1802202107587	Date	18/02/2021
Received from Mohan Agrawal, Mobile number 7122767995, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur.			
<b>Payment Details</b>			
Bank Name	SBIN	Date	18/02/2021
Bank CIN	10004152021021806607	REF No.	CHF8531498
This is computer generated receipt, hence no signature is required.			



नगण - 3  
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 2/92



बवई - ४  
 १२१८/३८/०९  
 २०२१

POWER OF ATTORNEY

We, 1) MR. MOHAN S/O BINDRABAN AGRAWAL, {PAN : AAKPA1678G} {UID : 4262 9319 3240}, aged about 70 years and 2) MR. ASHISH S/O MOHAN AGRAWAL, {PAN : AAKPA1677K} {UID : 5934 3774 7804}, aged about 44 years, both : Indian Inhabitants, residing at Plot No 300, Chitnavis Marg, Opp Hislop College, Civil Lines, Nagpur 440001 SEND GREETINGS:

WHEREAS

a. We are desirous to sell and transfer all our share right title and interest in the: (i) Flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) and additional area of about 553.49 Sq.ft. (carpet area) appurtenant to the flat on the eight floor of the Tower T5 alongwith exclusive usage of 2 (Two) car park bearing no LG-239A and LG-239B at LG4 level of the building known as "Crescent Bay" situate at Jerbai Wadia Road Bhoiwada Parel Mumbai 400 012 and more particularly described in the schedule hereunder written (hereinafter referred to as the 'Premises') (ii) membership of the L&T Crescent Bay T-5 Co-operative Housing Society Limited registered under the Maharashtra Co-operative Societies Act 1960 under no MUM/SRA/HSG/(TC)/13183 of 2019 on 7<sup>th</sup> September, 2019 (hereinafter referred to as the 'Society') and (iii) the right to the shares to be issued which is jointly held by us alongwith Mr Abhishek Mohan Agrawal. The Premises including the two car parking spaces alongwith membership of Society and the Shares thereof are hereinafter collectively referred to as the 'Property';

b. Since we will not be in a position to travel to Mumbai to sign execute and attend the office of the relevant Sub Registrar of Assurances to admit and lodge any such agreements, deeds, documents and writings in respect of the said Property for registration. Accordingly, we are hereby appointing our family member MR ABHISHEK S/O MOHAN AGRAWAL {PAN : AEEPA9438E} {UID : 8148 0511 7679}, as our constituted attorney to do all the acts deeds matters and things in respect of the said Property as more particularly set out hereunder.



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०२२९	००/०९
२०२१	

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that we 1) MR. MOHAN BINDRABAN AGRAWAL and 2) MR. ASHISH MOHAN AGRAWAL do hereby irrevocably nominate constitute and appoint MR. ABHISHEK MOHAN AGRAWAL to be our true and lawful attorney (hereinafter referred to as the "Constituted Attorney") attorney to act for and on our behalf and in our name to do, execute and perform all, or any of the following acts, deeds, matters and things that is to say:

नगल - ३
०२२९
३/१२





documents and writings in respect of the said Property, including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement as may be required for the sale, transfer and assignment of all our right, title and interest in the said Property in favour of such prospective purchaser(s).

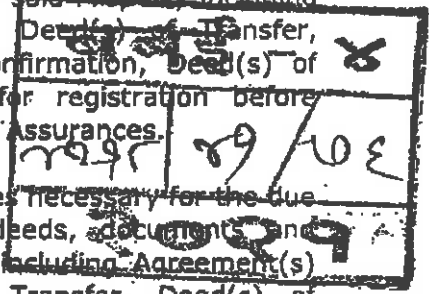
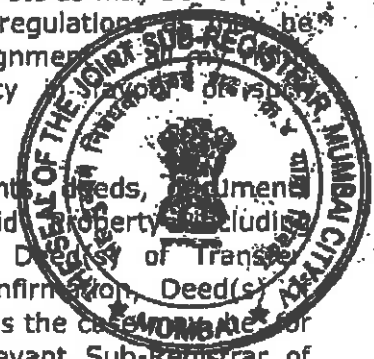
02. To give receipts for the payments received by me towards the consideration amount and such other amounts that may be necessary from such prospective purchaser(s) or their nominee(s) to be expended for the purposes of the sale, transfer and assignment of all my right, title and interest in the said Property in favour of such prospective purchaser(s) in the manner as set out in all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement as the case may be.

03. To sign and execute all the ancillary and incidental papers, forms, applications, deeds and other documents including Society Forms, possession letter etc as may be required or mandated under the law, rules and regulations to be necessary for the sale, transfer and assignment of title and interest in the said Property in favour of such prospective purchaser(s).

04. To lodge all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement as the case may be for registration before the office of the relevant Sub-Registrar of Assurances.

05. To admit execution of all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement for registration before the office of the relevant Sub-Registrar of Assurances.

06. To complete all the formalities necessary for the due registration of all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification,



Supplementary Agreement that may be necessary for the purposes of registration of the same with the office of the relevant Sub-Registrar of Assurances.

07. To further better and more effectually doing affecting executing and performing of the several matters and things aforesaid we hereby give and grant unto the Attorney full power and absolute authority from time to time to appoint one or more substitute(s) to do, execute and perform all or any such matters or things aforesaid and to remove such substitute or substitutes at pleasure and to appoint another or others in her place.

08. To do all other acts deeds matters and things whatsoever which may be deemed necessary proper or expedient to transfer the Property in favour of such prospective purchaser(s) which we could do ourselves as if personally present and as if this document had not been executed.

09. And generally to do all acts deeds matters and things necessary and relating to the sale, transfer and assignment of all our right, title and interest in the said Property in favour of such prospective purchaser(s).

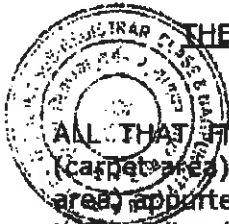
And we do hereby agree to confirm and ratify all and whatsoever our Constituted Attorney shall lawfully do by virtue of these presents.

This Power of Attorney is restricted only to the said Property and our Constituted Attorneys are authorized only to exercise the powers hereby granted in respect of the said Property alone and not otherwise.

IN WITNESS WHEREOF we have set and subscribed our respective hands and signatures to this writing at Nagpur this 18<sup>th</sup> day of February 2021.



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7304 / 2021
4 / 92



THE SCHEDULE HEREINABOVE REFERRED TO:  
(Description of the said Premises)

ALL THAT flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) and additional area of about 553.49 Sq.ft. (carpet area) appurtenant to the flat on the eight floor of the Tower T5 of the building known as "Crescent Bay" on the land bearing C. S. Nos. 655(Part), 654, 658 (Part), 659 (Part), 653(Part), 440 (Part), 437 (Part), 854, 869, 870, 871 and C.S. No. 432 (part), 437 (part), 440 (part), 1/437, 645, 646, 647, 648, 649, 650 and 854 of Parel Sewree Division and C.S. Nos. 1038, 1039, 155 (Part), 174 (Part), 176(Part), 1/177 (Part) and 185 (Part) of

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2021

together with exclusive usage of 2 (two) car-park bearing no LG-239A and LG-239B at LG4 level.



SIGNED SEALED AND DELIVERED)  
By Withinnamed  
Mr Mohan Bindraban Agrawal

*[Handwritten signature of Mr. Mohan Bindraban Agrawal]*



Mr Ashish Mohan Agrawal

*[Handwritten signature of Mr. Ashish Mohan Agrawal]*



in the presence of  
Shri Manoj B. Sharma

*[Handwritten signature of Shri Manoj B. Sharma]*



SIGNED SEALED AND DELIVERED)  
By Withinnamed  
Shri Abhishek Mohan Agrawal

*[Handwritten signature of Shri Abhishek Mohan Agrawal]*

In the presence of  
ADV VISHAL G. Divedal

*[Handwritten signature of ADV Vishal G. Divedal]*



नगन-३  
8-93ey / 2029  
E / 92



बवई - ४  
8295 / 83 / 02  
2029



23/12/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शब्द 2

दस्त क्रमांक : 9006/2013

नोंदणी :

Regn:63m

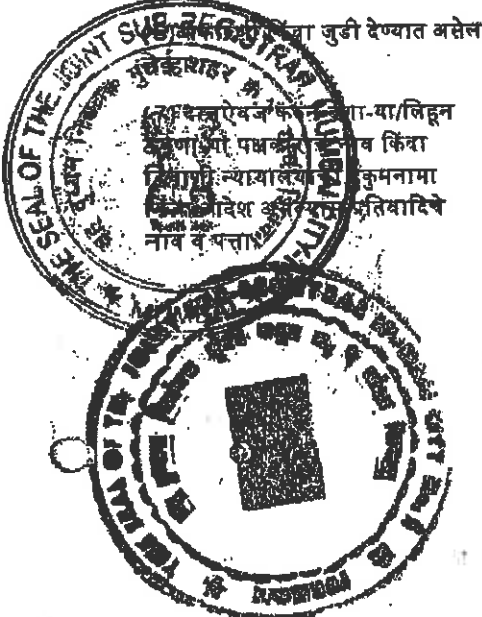
मावाचे नाव : 1) परेल-शिवडी

- (1)विलेखाचा प्रकार करारनामा
- (2)मोबदला 48182225
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की घट्टेदार ते नमुद करावे) 19490000
- (4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सदनिका क्र 805 टॉवर टी - 5, माळा नं: 8 वा मजला , इमारतीचे नाव: क्रिसेंट बे विल्डींग, ब्लॉक नं: परेल, मुंबई 400012, रोड : महात्मा फुले एज्युकेशन जवळ, भोईवाडा, इतर माहिती: इतर माहिती: एक टॅन्डम कारणा किंग सहित( ( C.T.S. Number : 432,656 part ; ) )

(5) क्षेत्रफळ

1) 117.33 चौ.मीटर



- (8)दस्तऐवज करणे वेणा-या पत्रकारने व किंवा किंवा किंवा आदेश आल्यास,प्रतिबादिचे नाव व पत्ता

1): नाव:-मोहन त्रिदासन अग्रवाल व अभिषेक मोहन अग्रवाल या दोघातर्फे मुख्यत्वार व स्वतःकरिता आशिष मोहन अग्रवाल - . बय:-37; पत्ता:-प्लॉट नं: ., माळा नं: तळमजला , इमारतीचे नाव: प्रितम अपार्टमेंट , ब्लॉक नं: सि वेल लाईन, रोड नं: नागपुर , . पिन कोड:- 440001 पॅन नं:-AAKPA1677K

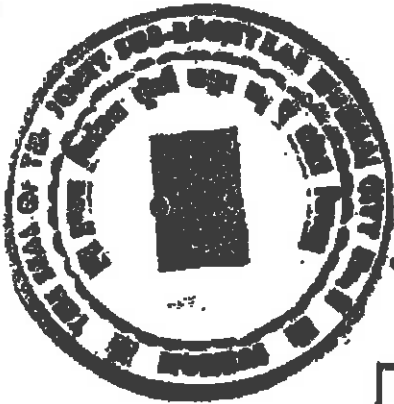
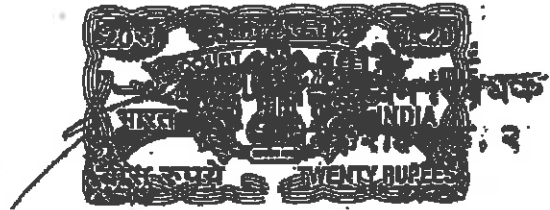
- (9)दस्तऐवज करणे दिलाचा वित्तिक 23/12/2013
- (10)दस्ता/नोंदणी केल्याचा दिनांक 23/12/2013
- (11)अनुक्रमांक/मुंड व पड 9006/2013
- (12)बाजारभावाप्रमाणे श्रुत शूल्क 2409500
- (13)बाजारभावाप्रमाणे नोंदणी शूल्क 30000
- (14)शेरा

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9384/2013  
6/92



मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :- :

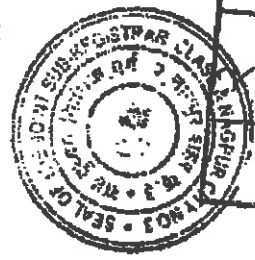
(i) within the limits of any Municipal Corporation or any Cantonment area  
annexed to it.



खरी प्रत श्री/श्रीमती रमेश/रमेश यांच्याकडून  
नक्कल तपासली याना त्यांचे ता. 23/12/20 च्या अधिपत्रानुसार  
नक्कल केली क्र. 9829 नक्कल दिली तारीख 21/12/20

मि. रमेश  
कॉन्स्टेबल लिपीक सह दुय्यम निबंधक-मुंबई शहर क्र. 2.

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9304 / 2029  
5 / 92



बवई - 8  
29/12/08  
2029

Permanent Account Number

AAKPA1677K

Signature



भारत सरकार  
Government of India

मनाज बाबासाहेब शाह  
Manoj Babasaheb Shaah  
जन्म तारीख: DOB: 28/06/1972  
पुंस / Male

2903 0136 8053

साधारण - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

भारतीय मानक प्राधिकरण  
Bureau of Indian Standards

Address: GPO, State Highway, Nagpur  
440001

2903 0136 8053

8148 0511 7679

साधारण - सामान्य माणसाचा अधिकार

भारतीय मानक प्राधिकरण

2009

भारत सरकार  
Government of India

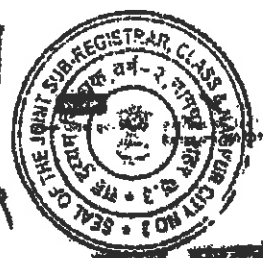
5934 3774 7804

साधारण - सामान्य माणसाचा अधिकार

भारतीय मानक प्राधिकरण  
Bureau of Indian Standards

440001

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92/92/2024  
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भारत सरकार  
GOVT. OF INDIA

भारतीय मानक प्राधिकरण  
BUREAU OF INDIAN STANDARDS

8148 0511 7679

AB 1/12/2024

*Handwritten signature*



भारत सरकार  
GOVERNMENT OF INDIA

संविधान सभा  
Constitutional Body

4262 9319 3240



सामान्य माणसाचा अधिकार

भारतीय संविधान प्राधिकार  
INDIAN CONSTITUTION AUTHORITY

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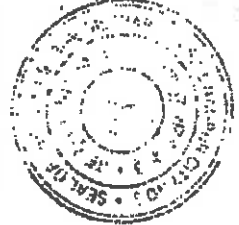
**ADVOCATE**  
**Bar Council of Maharashtra & Goa**  
**HIGH COURT, BOMBAY**

Name : DWIVEDI VISHAL GIRISH  
 Residence : NAGPUR Dist. NAGPUR  
 Roll No : MAH/5335/2006  
 Enrolled On : 23-08-2006  
 Date Of Birth : 19-01-1978  
 90512 B0000061434

*Handwritten initials*  
**CHAIRMAN**

वर्ग - ३  
१३८५ / २०२१  
१० / १२



वर्ग - ४  
४२९ / १८ / ०९  
२०२१

250/1395

गुरुवार, 18 फेब्रुवारी 2021 3:58 म.नं.

दस्त गोबदारा भाग-1

नगन3

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दस्त क्रमांक: 1395/2021

दस्त क्रमांक: नगन3 /1395/2021

बाजार मुद्रा: रु. 00/-

मोबदला: रु. 01/-

भागेचे मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. नगन3 यांचे कार्यालयात

पावती: 2290

पावती दिनांक: 18/02/2021

अ. क्र. 1395 बर दि. 18-02-2021

सादरकरणाराचे नाव: अभिवेक मीहून अग्रवाल - -

रोजी 3:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकुण: 340.00

रम्य हजर करणाऱ्याची सद्दी:

नागपूर शहर क्र. 3

दस्ताचा प्रकार: पॉवर ऑफ अॅटोर्नी

गह: बुध्दय्यम गिरीधर (सीई-२)

नागपूर शहर क्र. 3

18-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

2021 03 : 57 : 05 PM ची वेळ: (मादरीकरण)

2021 03 : 58 : 10 PM ची वेळ: (फी)



बळकट - ४  
२०/०३  
२०२१



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम:अभिषेक मोहन अग्रवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लाट नं.300 चिटखवीस मार्ग त्रिवीन माइन्स,नागपूर, महाराष्ट्र. NAGPUR. पिन नंबर:AECPA9438E	पॉवर ऑफ अटॉर्नी होल्डर वय :-42 स्वाक्षरी:- <i>Abhishek</i>		
2	नाम:मोहन विनायक अग्रवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लाट नं.300 चिटखवीस मार्ग हिस्नोप कॉलेजच्या मसोर,त्रिवीन माइन्स,नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:AAKPA1678G	कुलमुखत्यार देणार वय :-70 स्वाक्षरी:- <i>Mohan</i>		
3	नाम:आशीष मोहन अग्रवाल - - पत्ता:प्लॉट नं: -, माळा नं: -, उमागतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लाट नं.300 चिटखवीस मार्ग हिस्नोप कॉलेजच्या मसोर,त्रिवीन माइन्स,नागपूर, महाराष्ट्र, NAGPUR. पिन नंबर:AAKPA1877K	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:- <i>Ashish</i>		

वरील इन्सॉल्व्हन्स करून देणार त्वाकधीन पॉवर ऑफ अटॉर्नी चा दस्त ऐकून करून दिल्याचे कबुल करतान.  
शिफ्ट क्र.3 ची वेळ:18 / 02 / 2021 03 : 59 : 36 PM

भोळक:-

खालील इमज अने तिथेहीन करतान की ते इन्सॉल्व्हन्स करून देणा-याचा व्यक्तीक: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाम:विशाल गिरीश द्विवेदी - -  
वय:41  
पत्ता:देशपांडे नं आउड,नागपूर  
पिन कोड:440008

2 नाम:धनोक्त बालकृष्णन शर्मा - -  
वय:47  
पत्ता:पॅनाडाडम स्टोटेनच्या मागे,हंमपुरी,नागपूर  
पिन कोड:440018

सह कुय्यन निर्दंडक, वर्ग-3

नागपूर शहर क्र. 3  
अंगठ्याचा ठसा

छायाचित्र



व नक्षसचे कुळक  
1325 नयरी नोंदला

प्रमाणित करण्यात देणे कि,  
या बरवोला एकूण ...22... पाने आईल

सह कुय्यन निर्दंडक, वर्ग-3

नागपूर शहर क्र. 3

शिक्का क्र.4 ची वेळ:18 / 02 / 2021 04 : 00 : 45 PM

शिक्का क्र.5 ची वेळ:18 / 02 / 2021 04 : 00 : 54 PM नोंदणी क्र.4 घड

सह कुय्यन निर्दंडक, वर्ग-3

नागपूर शहर क्र. 3  
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Invoice	Amount	AI	Date
1	SHRI MOHAN B AGRAWAL	eChallan	00040572021021686412	MH011755845202021E	500.00	SD	18/02/2021
2		DHC		1802202107587	240	R	18/02/2021
3	SHRI MOHAN B AGRAWAL	eChallan		MH011755845202021E	100	RF	18/02/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charge]

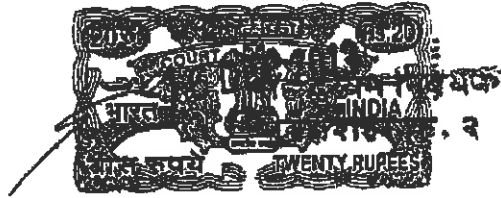


1395 7021

Know Your Rights at Registrar

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

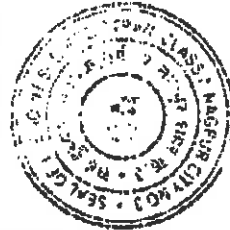
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खरी प्रत श्री/श्रीमती रमाकांत शरदा  
नक्कल तपासली यान्त त्यांचे ता. 23/2/23 च्या अर्जांनुसार  
नक्कल केली क्र. 7823 नक्कल दिली तारीख 21/2/2023

ज्येष्ठ लिपीक सह दुय्यम निबंधक-मुंबई शहर क्र. २

नक्कल - ३
9364 /
८ / १२



बबई - ४
५० / ७६
२०२१



INCOME TAX DEPARTMENT

ASHISH MOHAN AGRAWAL  
MOHAN BINDRABAN AGRAWAL  
26/01/1976

Permanent Account Number  
AAKPA1677K

Signature



भारत सरकार  
Government of India



सामान्य माणसाचा अधिकार  
सामान्य माणसाचा अधिकार  
सामान्य माणसाचा अधिकार

Signature

2903 0136 8053

सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



सामान्य माणसाचा अधिकार  
सामान्य माणसाचा अधिकार

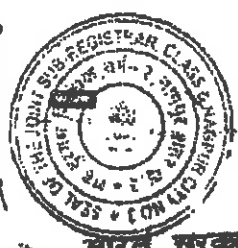
5934 3774 7804

सामान्य माणसाचा अधिकार

भारतीय विनिश्चिंतन बोर्ड  
(INDIAN IDENTIFICATION AUTHORITY OF N.S.A)



नगन-३
१३/०९/२०२१
९/१२



भारत सरकार  
GOVERNMENT OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

ASHISH MOHAN AGRAWAL  
MOHAN BINDRABAN AGRAWAL  
26/01/1976

Permanent Account Number  
AEEP04386

Signature



भारत सरकार  
GOVT. OF INDIA



सामान्य माणसाचा अधिकार
१३/०९/२०२१
५९/०९
२०२१

Ashish Mohan

# घोषणापत्र



मी

हीरती पंडित

याद्वारे घोषित करतो की, दुय्यम निबंधक मुंबई - ४ यांचे कार्यालयात

करारनामा

या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री.

डा. वकील पंडित

व इ. यांनी दि. २२/०२/२०२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर

दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर

कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र

लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त

कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

*Deepthi*

कुलमुखत्यारपत्रधारकाचे नाव व सही

हीरती पंडित

दिनांक :- १२/०३/२०२३

बजई - ४	
२२९	५२/०२
२०२३	

भारतीय गणराज्यायक

भारत INDIA

500

FIVE HUNDRED  
RUPEES



500

MAHARASHTRA

BC 554431

प्रधान भुदांक कार्यालय, मुंबई  
प.मु.वि.क. ८००१०११  
9 FEB 2021  
राज्य अधिकाारी

NOTED & REGISTERED  
Sr. No: 43 PG No. 17 Reg. No. 01  
Dated: 22/02/2021  
22 FEB 2021

**POWER OF ATTORNEY**

I, Mr. Avneesh Pandey adult Indian Inhabitant, at present residing at Flat no A/202, Paras CHS Ltd, Dadabhai Road, Near Navrang, Andheri (West) Mumbai 400 058 SEND GREETINGS:

**WHEREAS**

I am desirous to acquire and purchase right title and interest in Flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) and additional area of about 553.49 Sq.ft. (carpet area) appurtenant to the flat on the eight floor of the Tower T5 alongwith exclusive use of (Two) car park bearing no LG-239A and LG-239B at LG4 level of the building known as "Crescent Bay" situate at Jerbai Wadi Road



70/2 2021  
बवई - ४  
४३/८६  
२०२१





... the premises more particularly specified in the schedule hereunder written (hereinafter referred to as the 'Premises') (ii) membership of the L&T Crescent Bay T-5 Co-operative Housing Society Limited registered under the Maharashtra Co-operative Societies Act 1960 under no MUM/SRA/HSG/TCY 13183 of 2019 on 7<sup>th</sup> September, 2019 (hereinafter referred to as the 'Society') and (iii) the right to the shares to be issued along with my wife - Ms Deepthi Pandey nee Shakya which is presently jointly held by (1) Mr Mohan Bindraam Agrawal (2) Mr Ashish Mohan Agrawal and (3) Mr Abhishek Mohan Agrawal. The Premises including the two car parking spaces along with the membership of the Society and the Shares thereof are hereinafter collectively referred to as the 'Property';

b Due to my personal reason, I will not be in a position to sign execute and attend the office of the relevant Sub Registrar of Assurances to admit and lodge any such agreements, deeds, documents and writings in respect of the said Property for registration. Accordingly, I am hereby appointing my wife - Ms Deepthi Pandey nee Shakya as my constituted attorney to do all the acts deeds matters and things in respect of the said Property as more particularly set out hereunder.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that I Mr. Avneesh Pandey do hereby irrevocably nominate constitute and appoint Ms Deepthi Pandey nee Shakya to be my true and lawful attorney (hereinafter referred to as the "Constituted Attorney") attorney to act for and on my behalf and in my name to do, execute and perform all, or any of the following acts, deeds, matters and things that is to say:

- 1 To sign and execute all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement as may be required for the purchase, transfer and assignment of all right, title and interest in the said Property in my favour along with Ms Deepthi Pandey nee Shakya.
- 2 To receive receipts for the payments paid by me towards the consideration amount and such other amounts that may be necessary to seller(s) or their nominee(s) to be expended for the purposes of the purchase, transfer and assignment of all right, title and interest in the said Property in my favour along with Ms Deepthi Pandey nee Shakya in the manner as set out in all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement as the case may be.



बखई - ४	
२२९८	५५/७९
२०२१	

*Deepthi* २०२१



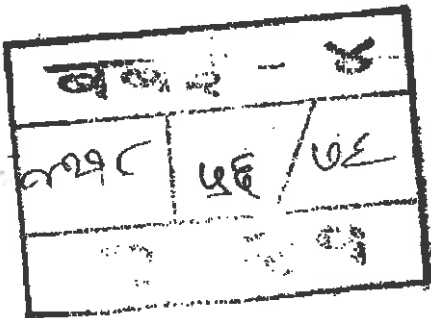
nee Shakya.

- 4 To lodge all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement as the case may be, for registration before the office of the relevant Sub-Registrar of Assurances.
- 5 To admit execution of all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement for registration before the office of the relevant Sub-Registrar of Assurances.
- 6 To complete all the formalities necessary for the due registration of all such agreements, deeds, documents and writings in respect of the said Property including Agreement(s) for Sale, Sale Deed(s), Deed(s) of Transfer, Deed(s) of Assignment, Deed(s) of Confirmation, Deed(s) of Rectification, Supplementary Agreement that may be necessary for the purposes of registration of the same with the office of the relevant Sub-Registrar of Assurances.
- 7 To further better and more effectually doing affecting executing and performing of the several matters and things aforesaid we hereby give and grant unto the Attorney full power and absolute authority from time to time to appoint one or more substitute(s) to do, execute and perform all or any such matters or things aforesaid and to remove such substitute or substitutes at pleasure and to appoint another or others in her place.
- 8 To do all other acts deeds matters and things whatsoever which may be deemed necessary proper or expedient to transfer the Property in my favour alongwith Ms Deepthi Pandey nee Shakya which I could do myself as if personally present and as if this document had not been executed.
- 9 And generally to do all acts deeds matters and things necessary and relating to the purchase, transfer and assignment of all right, title and interest in the said Property in my favour alongwith Ms Deepthi Pandey nee Shakya.

And I do hereby agree to confirm and ratify all and whatsoever my Constituted-Attorney shall lawfully do by virtue of these presents.



*Deepthi* *Shakya*





This Power of Attorney is restricted only to the said Property and my Constituted Attorney is authorized only to exercise the powers hereby granted in respect of the said Property alone and not otherwise



IN WITNESS WHEREOF we have set and subscribed our respective hands and signatures to this writing at Mumbai this 12<sup>th</sup> FEB 2021 day of 2021.

**THE SCHEDULE HEREINABOVE REFERRED TO:**  
(Description of the said Premises)

ALL THAT flat bearing no 805 admeasuring 1052.07 Sq.ft. (carpet area) and additional area of about 553.49 Sq.ft. (carpet area) appurtenant to the flat on the eight floor of the Tower T5 of the building known as "Crescent Bay" on the land bearing C. S. Nos. 655(Part), 654, 658 (Part), 659 (Part), 653(Part), 440 (Part), 437 (Part), 854, 869, 870, 871 and C.S. No. 432 (part), 437 (part), 440 (part), 1/437, 645, 646, 647, 648, 649, 650 and 854 of Parel Sewree Division and C.S. Nos. 1038, 1039, 155 (Part), 174 (Part), 176(Part), 1/177 (Part) and 183 (Part) of Dadar Naigaon Division in the Registration District Mumbai City situate at Jeebal Wadia Road, Bhoiwada, Parel, Mumbai-400 012 together with exclusive usage of 2 (Two) car park bearing no LG-239A and LG-239B at LG4 level.

SIGNED SEALED AND DELIVERED )  
By The Within named Mr Avneesh )  
Pandey)

Signature

(Avneesh Pandey)

Photograph



Thumb Impression



In the presence of  
Witness,

1. Name and

Signature

Photograph

Thumb Impression

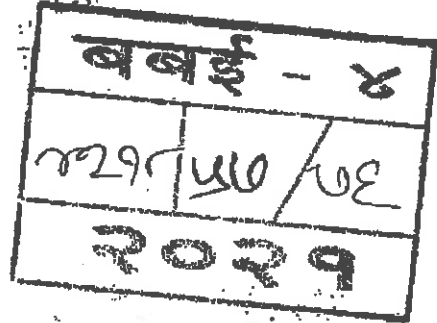
Address  
C-304, AVANEESH,  
PLOT NO. 67, SECTOR 20,  
ROADPALLI, KALAMBOLI,  
RAIGARH, MH-402008

DIPON KUMAR AMRJA

Address Card No - 7383 9719



3917  
Page 4 of 5



Handwritten signature

BANDRA (WEST)  
MUMBAI-400050



L.H.T.E

Notary Card No.  
2382-7139 5848

I accept the above powers granted upon me.  
Specimen signature and photograph of Constable

Signature Photograph Thumb Impression



L.H.T.E

(Deepthi Pandey nee Shakya)

In the presence of  
Witness:

1. Name and Address Signature Photograph Thumb Impression

TANDANA KRISHNA CHAND  
SOL-B, TULSI AGENCIES  
SECTOR-9, KHANDA COLONY  
NEW PANVEL (W), 412006



L.H.T.E

2. Name and Address Signature Photograph Thumb Impression

Abhishek Sahu  
303, HDIL Premier  
Exotica - II, Kurla  
Mumbai - 400070



L.H.T.E

Identified by me  
K.C. Pandey  
K. C. PANDEY  
B.A., L.L.B.  
ADVOCATE HIGH COURT  
24, DAYABHAI MANSION, GUNBOY  
STREET, NEAR RESIDENCY HOTEL,  
FORT, MUMBAI 400 001.  
MOB : 9322371010

Notary Card No.  
2364 7392 2752

Page 8 of 5

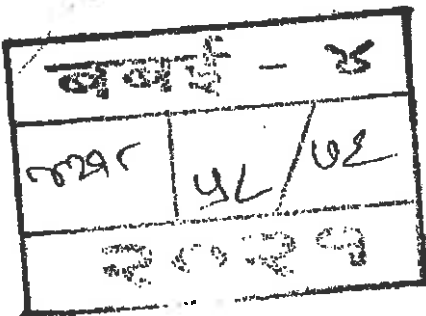


BEFORE ME

SUNIL BHURAJ DONGARE  
B.A., L.L.B.  
ADVOCATE & NOTARY GENL. OF INDIA  
REG. NO. 15438  
83/A, Anihari Indira Nagar, I.P.P.  
Anchar (West), Mumbai-400 053.

22 FEB 2021

25.R

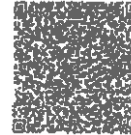


भारत सरकार  
Unique Identification Authority of India

नॉटिफिकेशन क्रमांक / Enrollment No.: 0000/0030/1/17238



To  
डॉन कुमार अमृत  
Dron Kumar Amrit  
C/O,  
C 904, Avaneesh, Plot No. 67,  
Sector 20, Roadside,  
Kalamboji Node  
Raigarh  
Maharashtra 410218  
9833423466  
304876203  
MA948752030FT



आपला आधार क्रमांक / Your Aadhaar No. :

**7383 9719 3917**

माझे आधार, माझी ओळख

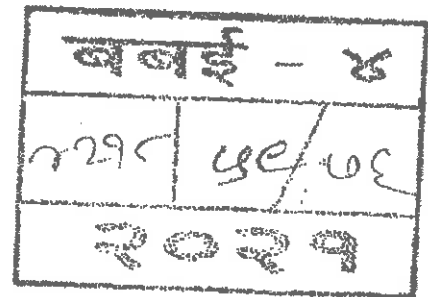


डॉन कुमार अमृत  
Dron Kumar Amrit  
अ-म नॉटिफ / DCB : 27/08/1984  
पुरुष / Male

7383 9719 3917

माझे आधार, माझी ओळख

*Self attested*





**भारत सरकार**  
**Unique Identification Authority of India**  
**भारत सरकार**

भारत सरकार (अध्याय) Entomment No. 2017/60294-0 1910

आधार कार्ड  
 आधार संख्या  
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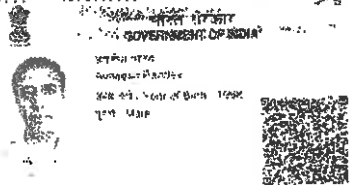
956606069456



आपका आधार कार्ड / Your Aadhaar No. :

**9566 0606 9456**

आधार - सामान्य माणसाचा अधिकार



9566 0606 9456

आधार - सामान्य माणसाचा अधिकार

आधार - ४  
 ९५६६ ०६०६ ९४५६  
 २०२०

भारत सरकार

Uniform Identification Authority of India

संविधान संख्या / Enactment No 2017/80294/1812

डॉ.  
दीपिका पांडेय  
Dipika Pandey  
WRD Anandesh Pandey  
FLAT NO A/102, PARAS C M LTD  
SHREE SHAI ROAD  
NEAR NAVRANG ANHOLI WEST  
Mumbai  
Anandesh Pandey Sd/son Mumbai  
Mumbai 400054  
989921106

संख्या / ID : 130 111008 112020 19



SH43587856070F



आपका आधार क्रमांक / Your Aadhaar No. :

**3880 1478 4190**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
भारतीय संविधान संविधान संख्या 2017/80294/1812

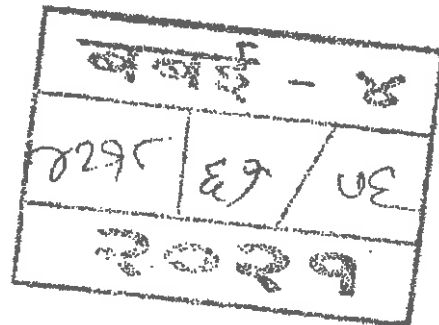


डॉ. दीपिका पांडेय  
Dipika Pandey  
एन. ए. ए. पांडेय  
Anandesh Pandey  
डॉ. ए. ए. पांडेय  
A : Female



3880 1478 4190

आधार - सामान्य माणसाचा अधिकार





भारतीय विशिष्टता आधार प्रमाणिका  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1074/50173/11303

To  
 मिशेल डीसूझा  
 Michèle Dsouza  
 W/O: Carlton Dsouza  
 201, Felicia, A1, Shetye,  
 Bandra West  
 Bandra West, Mumbai  
 Maharashtra 400050  
 9833352790

Ref: 1881781359233 / 359045 / P



SH084009179CF



M Dsouza

आपला आधार क्रमांक / Your Aadhaar No. :

**2382 7139 5848**

Self Attested

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA

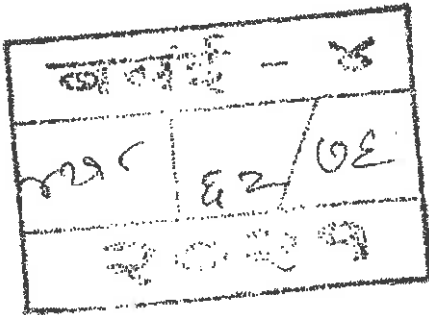


मिचेल डीसूझा  
 Michèle Dsouza  
 जन्म वर्ष / Year of Birth: 1971  
 स्त्री / Female



2382 7139 5848

आधार - सामान्य माणसाचा अधिकार





भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

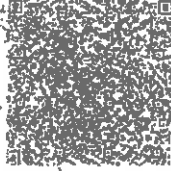
नोटची क्रमांक/ Enrolment No.: 1218/80819/09411

Taradava Krishna Chandalur (मराठी) कृष्णा चंदलुरी  
504 - B, Tulsi Arcade, Plot No 7, Khurda colony Sector  
9 New Pavet, Parvat, Raigadh  
Maharashtra, 410208

- सूचना
- आधार ओळखीचे प्रमाण आहे, नागरिकत्वाचे नाही
  - ओळखीचे प्रमाण जातनाइन ऑथेंटिकेशन द्वारे प्राप्त करा.
  - हे इलेक्ट्रॉनिक पत्रिचे द्वारा तयार झालेले एक पत्र आहे

तुमचा आधार क्रमांक Your Aadhaar No.:

**3240 5132 7025**



INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार - सामान्य माणसाचा अधिकार

1847 1847 1847 1847  
www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

Validity unknown

Digitally Signed by  
Kharshid Ambale  
Date: 01/03/2013

आधार देशभरात मान्य आहे.

आधार साठी आपण एकदाच जायजेवळ नोंदणीची आवश्यकता आहे.

व्यक्ति आपल्या सध्याच्या मोबाइल नंबर व ई-मेल पत्ता नोंदवा.

यानुसार आपल्या विशिष्ट सुविधा प्राप्त करण्यासाठी मदत मिळेल.

Aadhaar is valid throughout the country.

You need to enrol only once for Aadhaar.

Please update your mobile number and e-mail address. This will help you to avail various services in future



भारत सरकार  
GOVERNMENT OF INDIA



नोटक कृष्ण चंदलुरी  
Taradava Krishna Chandalur  
उपनाम: Kharshid  
पुरुष Male

3240 5132 7025

आधार - सामान्य माणसाचा अधिकार

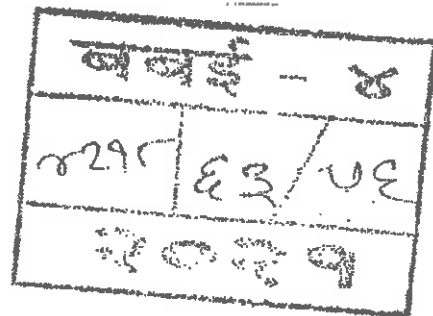


भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
504 - B, तुळसी आर्केड,  
प्लॉट नं. 7, खरुदा कॉलनी  
सेक्टर-9, नवी पवेल,  
रायगड, महाराष्ट्र, राज्यात  
महाराष्ट्र, 410208

Address:  
504 - B, Tulsi Arcade,  
7, Khurda colony  
9 New Pavet, Parvat,  
Raigadh  
Maharashtra, 410208

Aadhaar - Aam Aadmi ka Adhaar



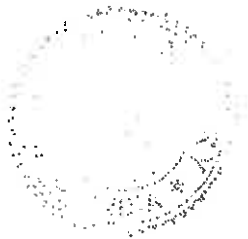


मुंबई / Mumbai



2364 7392 2752

आधार - आम असदमी का अधिकार



आधार प्रमाणिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: B/O: सहा सहाय सचिव, आधार  
नं. 444, सहाय सचिव सेंटर, वॉर्ड, कोची,  
असदमी, 243001

Address: B/O: Saha Saha  
Saha, House No 444, Saha,  
Baha, Canil, Baha, Baha,  
Aonla, Uttar Pradesh, 243001



182  
2430 10 1027



help@uidai.gov.in



www.uidai.gov.in



70 2430 10 1027,  
Bhaqulry-500 001

वर्ग - ४	
7296	30
2022	



PERMANENT ACCOUNT NUMBER

AAFPP6380B



नाम /NAME  
AVNEESH PANDEY

पिता का नाम /FATHER'S NAME  
SHANKER GANGA PANDEY

जन्म तिथि /DATE OF BIRTH  
02-05-1968

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)



इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर निदेशक (पद्धति)  
ए.आर.ए. सेंटर, भूतल  
ई-२, झन्डेवालान एक्सटेंशन  
नई दिल्ली - 110 055

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Director of Income Tax (Systems)

ARA Centre, Ground Floor

E-2, Jhandewalan Extn.

New Delhi - 110 055

जवई - ४	
०२/०५/०८	०८
२०२१	

## E-Aadhaar Letter

नोंदणी क्रमांक/ Enrolment No.: 2017/60294/01910

सूचना

Date: 12/03/2013

Avneesh Pandey (अवनीश पांडेय)  
S/O: Ganga Shanker Pandey, FLAT NO. A/202, PARAS  
C H S LTD., DADA BHAI ROAD,, NEAR NAVRANG,  
ANDHERI WEST,, Mumbai, Andheri Railway Station,  
Mumbai  
Maharashtra, 400058

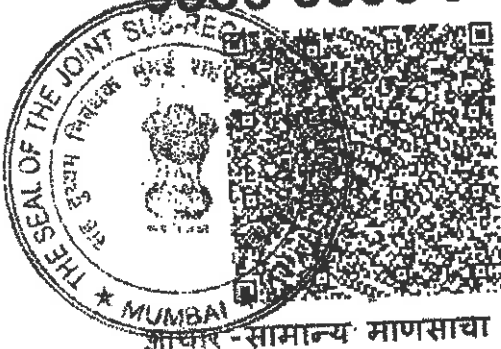
- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन दवारा प
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र

## INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online.
- This is electronically generated letter.

तुमचा आधार क्रमांक/ Your Aadhaar No.:

9566 0606 9456



आधार - सामान्य माणसाचा अधिकार



1922



http://www.aadhaar.gov.in

www

www.aadhaar.gov.in

P.O. Box No 1947,  
Bangalore-560 091

■ आधार देशभराल मान्य आहे.

■ आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.

■ कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout
- You need to enrol only once
- Please update your mobile address. This will help you in future.

भारत सरकार  
GOVERNMENT OF INDIAभारतीय वि  
UNIQUE IDENT

अवनीश पांडेय  
Avneesh Pandey  
जन्म वर्ष/YoB:1968  
पुरुष Male

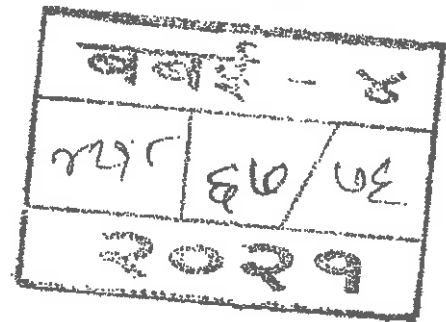
पत्ता:  
S/O: गंगा शंकर पांडेय,  
फ्लॉट नं. ए/202, पारस सी  
एच एस लिमिटेड, दादा  
भाई रोड, नवरंग के पास,  
अंधेरी वेस्ट, मुंबई, अंधेरी  
रेल्वे स्टेशन, मुंबई  
महाराष्ट्र, 400058

9566 0606 9456
आधार - सामान्य माणसाचा अधिकार
12/03/13

Aadhaar - A



*Deepti*



## E-Aadhaar Letter

नोंदणी क्रमांक:/Enrolment No.: 2017/60294/01912

Date: 12/03/2013 Deepthi Pandey (दीप्ति पांडेय)

W/O: Avneesh Pandey, FLAT NO. A/202, PARAS CHS LTD., DADA BHAIR ROAD,, NEAR NAVRANG, ANDHERI WEST,, Mumbai, Andheri Railway Station, Mumbai  
Maharashtra, 400058

सूचना

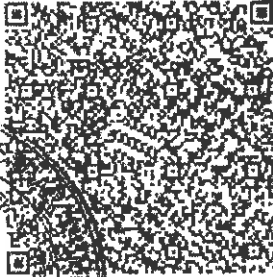
- आधार ओळखीचे प्रमाण आहे, नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

## INFORMATION

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- To establish identity, authenticate online.
- This is electronically generated letter.

तुमचा आधार क्रमांक/Your Aadhaar No.:

3880 1478 4190



आधार - सामान्य माणसाचा अधिकार

WWW

www.aadhaar.gov.in

P.O. Box No.1947  
Bengaluru-560 001

\* भारत देशभरात मान्य आहे.

\* आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.

\* कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा.

\* यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

\* Aadhaar is valid throughout the country.

\* You need to enrol only once for Aadhaar

\* Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार  
GOVERNMENT OF INDIAभारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

दीप्ति पांडेय  
Deepthi Pandey  
जन्म वर्ष/YoB:1984  
महिला Female

पत्ता:

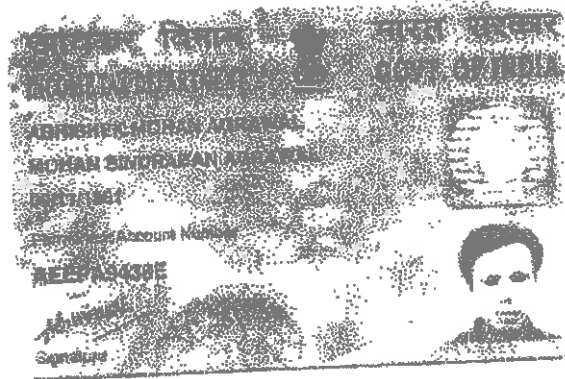
W/O: अवनीश पांडेय, फ्लॅट  
नं. ए/202, पारस सी एच  
एस लिमिटेड., दादा भाई  
रोड., नवरंग के पास, अंधेरी  
वेस्ट., मुंबई, अंधेरी रेल्वे  
स्टेशन, मुंबई  
महाराष्ट्र, 400058

Address:

W/O: Avneesh Pandey FLAT  
NO. A/202, PARAS CHS LTD.,  
DADA BHAIR ROAD,, NEAR  
NAVRANG, ANDHERI WEST.,  
Mumbai, Andheri Railway  
Station, Mumbai  
Maharashtra, 400058

नोंदणी क्रमांक	3880 1478 4190
आधार - सामान्य माणसाचा अधिकार	
३०/०३/१३	

Aadhaar - Aam Aadmi ka Adhikar



*Handwritten signature or scribble*

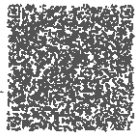


बर्क - ४	
२२५	३६०२
२०२१	

सामान्य अधिकार



अभिषेक मोहन अग्रवाल  
Abhishek Monan Agrawal  
जन्म वर्ष / Year of Birth 1988  
पुरुष / Male



8148 0511 7679

आधार - सामान्य माणसाचा अधिकार



सामान्य माणसाचा अधिकार प्राधिकरण  
भारत सरकार, नवी दिल्ली

स/O मोहन अग्रवाल, इंदूरकर  
स/O मोहन अग्रवाल, इंदूरकर  
स/O मोहन अग्रवाल, इंदूरकर  
स/O मोहन अग्रवाल, इंदूरकर

Address: S/O Monan Agrawal,  
05th floor, College, Jetai Road,  
Chhatrapati Shivaji Maharaj Vastu Sangrahalaya,  
Mumbai - 400 005, Maharashtra, 400005

1800 110 1237  
1800 110 1237  
1800 110 1237  
1800 110 1237

*Abhishek*

वर्ग - 8  
12/00/05  
12/00/05

भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2722/40012/06168

To,  
पियुष प्रकाश कोठारी  
Piyush Prakash Kothari  
1803, Tower-1, Crescent Bay  
Jerbai Wadia Road  
Bhowada Parel Mumbai  
Parel Mumbai City Mumbai City  
Maharashtra 400012  
9821355755

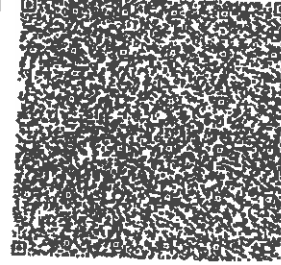
21/07/2011



Ref: 1418 / 17W / 243467 / 243571 / P



SB793862101FH



P.W.

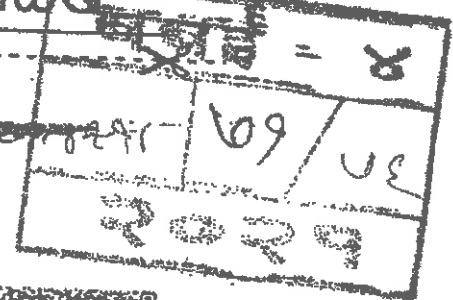
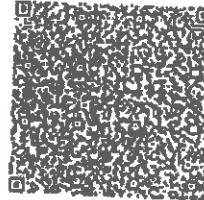
आपला आधार क्रमांक / Your Aadhaar No. :

**8220 1561 6070**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India  
पियुष प्रकाश कोठारी  
Piyush Prakash Kothari  
जन्म तारीख / DOB : 18/07/1980  
पुरुष / Male



**8220 1561 6070**

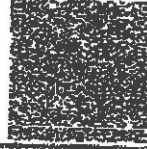
माझे आधार, माझी ओळख



भारत सरकार  
GOVERNMENT OF INDIA



गोपाळ पुतळाजी पावल  
Gopal Purilaji Palav  
जन्म तारीख / DOB: 13/03/1982  
पुरुष / MALE



6045 6670 5364

माझे आधार, माझी ओळख

*Gopal*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O: पुतळाजी पावल, 2/21 दिपक  
अपार्टमेंट, 75-डी, कॉमर्स सेंटर रोड,  
कलवेल रोड, मुंबई, मुंबई,  
महाराष्ट्र - 400034

Address:  
S/O: Purilaji Palav, 2/21  
Deepak Apartment, 75-D,  
Opp. Commerce Center,  
Tardeo Road, Mumbai,  
Mumbai, Maharashtra -  
400034

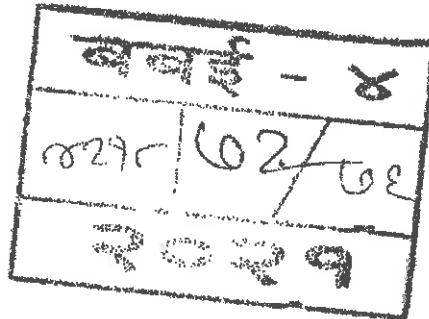


1800 300 1547

help@uidai.gov.in

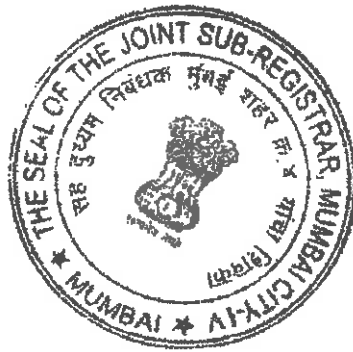
www.uidai.gov.in

P.O. Box No. 1547,  
Bengaluru-560 001





अपक्ष - ४		
४२९८	७३	७४६
२०२९		



दस्त क्रमांक: बबई4 /4218/2021

बाजार मूल्य: रु. 3,13,26,210/- मोबदला: रु. 4,55,00,000/-

भरलेले मुद्रांक शुल्क: रु. 13,65,000/-

दु. ति. सह. दु. ति. बबई4 यांचे कार्यालयात

अ. क्र. 4218 वर दि.12-03-2021

रोजी 9:10 म.पू. वा. हजर केला.

पावती:4549

पावती दिनांक: 12/03/2021

सादरकरणाराचे नाव: अवनीश पाण्डेय बांच्यातर्फे कुलमुखत्यार  
दीप्ती पाण्डेय पूर्वाश्रमीची शाक्या

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1520.00

पृष्ठांची संख्या: 76

दस्त हजर करणाऱ्याची सही:

एकुण: 31520.00

सहस्रियम निबंधक, मुंबई-4

सहस्रियम निबंधक, मुंबई-4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-  
खंड (बोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 12 / 03 / 2021 09 : 10 : 31 AM ची वेळ: (सावरीकरण)

शिक्षा क्रं. 2 12 / 03 / 2021 09 : 12 : 00 AM ची वेळ: (फी)



### प्रतिज्ञापत्र

सदर नमूद एवढेच हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तातुदीपुसारच नोंदणीस  
दा/ रुलेला आहे. दस्तातील संपूर्ण मजकूर निष्पक्ष व वास्तविक संपत्तीदार व  
सर्वकरीत केलेल्या कागदपत्रांची सत्यता जाणवत आहे. दस्ताची प्रतिका, वैधता  
व्यापदेशात असाधारण दस्त निष्पक्ष व निष्पक्षता हे संपूर्णपणे जबाबदार राहिल.

Abhishek Abhishek

लिहून देणारे



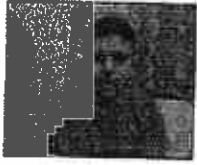
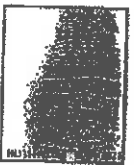


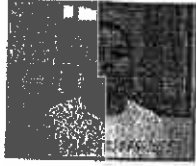



Abhishek

Deepti  
लिहून घेणारे

Deepti

दस्त क्रमांक :बबई4/4218/2021

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मोहन बिंद्राबन अग्रवाल यांच्यातर्फे कुलमुखत्यार अभिषेक मोहन अग्रवाल पत्ता:प्लॉट नं: 300, माळ नं: -, इमारतीचे नाव: -, ब्लॉक नं: हिस्लोप कॉलेज समोर, सिव्हील लाईन्स नागपूर, रोड नं: चिटणवीस मार्ग, महाराष्ट्र, नागपूर. पिन नंबर:AAKPA1678G	लिहून देणार वय :-39 स्वाक्षरी:-		
2	नाव:आशिष मोहन अग्रवाल यांच्यातर्फे कुलमुखत्यार अभिषेक मोहन अग्रवाल पत्ता:प्लॉट नं: 300, माळ नं: -, इमारतीचे नाव: -, ब्लॉक नं: हिस्लोप कॉलेज समोर, सिव्हील लाईन्स नागपूर, रोड नं: चिटणवीस मार्ग, महाराष्ट्र, नागपूर. पिन नंबर:AAKPA1677K	लिहून देणार वय :-39 स्वाक्षरी:-		
3	नाव:अभिषेक मोहन अग्रवाल पत्ता:प्लॉट नं: 300, माळ नं: -, इमारतीचे नाव: -, ब्लॉक नं: हिस्लोप कॉलेज समोर, सिव्हील लाईन्स नागपूर, रोड नं: चिटणवीस मार्ग, महाराष्ट्र, नागपूर. पिन नंबर:AEEPA9438E	लिहून देणार वय :-39 स्वाक्षरी:-		
4	नाव:अदनीश पाण्डेय यांच्यातर्फे कुलमुखत्यार दीप्ती पाण्डेय पूर्वाश्रमीची शाक्या पत्ता:प्लॉट नं: 4/202, माळ नं: -, इमारतीचे नाव: पारस को. ऑप. हौ.सो. लि., ब्लॉक नं: नवरंग जवळ, अंधेरी (पश्चिम), रोड नं: दादाभाई रोड, महाराष्ट्र, मुंबई. पिन नंबर:AAFPP6380B	लिहून देणार वय :-37 स्वाक्षरी:-		
5	नाव:दीप्ती पाण्डेय पूर्वाश्रमीची शाक्या पत्ता:प्लॉट नं: 4/202, माळ नं: -, इमारतीचे नाव: पारस को. ऑप. हौ.सो. लि., ब्लॉक नं: नवरंग जवळ, अंधेरी (पश्चिम), रोड नं: दादाभाई रोड, महाराष्ट्र, मुंबई. पिन नंबर:AAFPP6380B	लिहून देणार वय :-37 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार पक्षकारांचे कर्तव्य आहे. या दस्तऐवज करून दिल्याचे कबूल करतात.

शिकका क्र.3 ची वेळ:12 / 03 / 2021 09 : 21 : 28 AM

ओळख:-

खालील इसमानी निवेदीत करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.

पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- नाव:पियुष प्रकाश  
वय:40  
पत्ता:1803, टॉवर-1, क्रिसेंट बं, जेरबाई वाडिया रोड, जेरबाई वाडिया रोड, मुंबई  
पिन कोड:400012
- नाव:गोपाळ फालत  
वय:39  
पत्ता:संजय गांधी स्मृती वसाहत, झोपडी नं. 209, जेरबाई वाडिया रोड, परेल ओईवाडा, मुंबई  
पिन कोड:400012



शिकका क्र.4 ची वेळ:12 / 03 / 2021 09 : 21 : 07 AM

शिकका क्र.5 ची वेळ:12 / 03 / 2021 09 : 21 : 25 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-4

1	AVNEESH PANDEY AND DEEPTI PANDEY NEE SHAKYA	eChallan	00040572021030516434	MH012735633202021E	1365000.00	SD	0006136934202021	12/03/2021
2		DHC		1103202100696	1520	RF	1103202100696D	12/03/2021
3	AVNEESH PANDEY AND DEEPTI PANDEY NEE SHAKYA	eChallan		MH012735633202021E	30000	RF	0006136934202021	12/03/2021

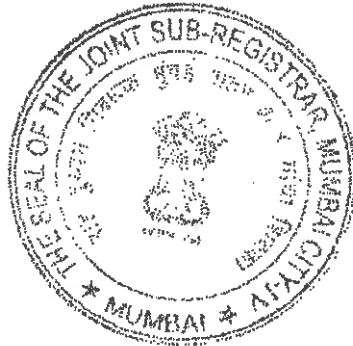
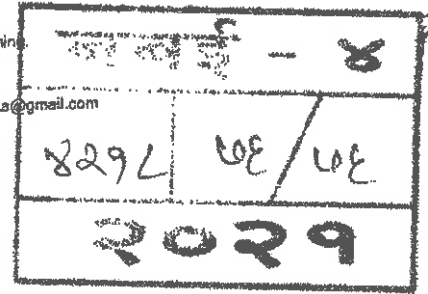
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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नोंदता.  
दिनांक 92/08/2029  
सह 10/08/2029 याग-2 मुंबई शहर क्र. 8.