

व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

कार्यालय :

सरा मजल, नरिमन पॉईंट,

००२५

१०२ २४८९ / २०२ २४२० / २०२ २५७९

१०-११-२२-२४२-२५७९

CIDCO/EMS/AEO(HQ)/2000/4305

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलूरपुर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी: ७५७ ९२४१ (९ लाईन्स)

फॅक्स : ७०२९९२२-७५७ ९०६६
16.10.2000

To,

1) M/s. Mehta Shah & Co.
Plot No. 67, Sector- 12,
Vashi, Navi Mumbai.

2) Shri. Sureshkumar Sharma,
Smt. Mukta Dwarkanath Sharma.
Plot No. 67, Sector- 12,
Vashi, Navi Mumbai.

दिनांक: 16-10-2000.

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६८७/२६-१०५

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Sub:- Transfer of Plot No. 67, Sector-12,
Vashi, Navi Mumbai.

Ref :- This office No. CIDCO/EMS/AEO/2000
dated 16.10.2000.

Sir,

Tripartite Agreement has been executed on 16.10.2000 by M/s. Mehta Shah & Co. in respect of Shri Sureshkumar Sharma & Smt. Mukta Dwarkanath Sharma. for transferring the above mentioned plot to them.

Plot No. 67, Sector- 2, at Vashi, Navi Mumbai is accordingly ordered to be transferred in the name of Shri Sureshkumar Sharma and Smt. Mukta Dwarkanath Sharma and they will be liable to pay all amounts that may be legally due in respect of the said plot with effect from Oct. 2000.

Thanking you,

Yours faithfully,

[Signature]
Asst. Estate Officer (HQ)
Asst. Estate Officer
CIDCO LTD. (H. Q.)

Copy to: 1) TPO, NMMC
2) EE (MSEB)
3) A.A.O. (EMS)
4) E.E. (W.S.)

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

परिसर माळा, बेलपुर भवन, सी.बी.डी.,

1ST FLOOR, BELAPUR BHAVAN, C.B.D.

नवी मुंबई - ४०० ६१४.

NAVI MUMBAI - 400 614.

दुरधनी क्र : ७५७ १७ ३३, ७५७ १७ २६

TEL No. : 757 17 33, 757 17 26

७५७ २५ ११

757 25 91

फोन : ७५७ ३७ ८१

FAX : 757 37 05

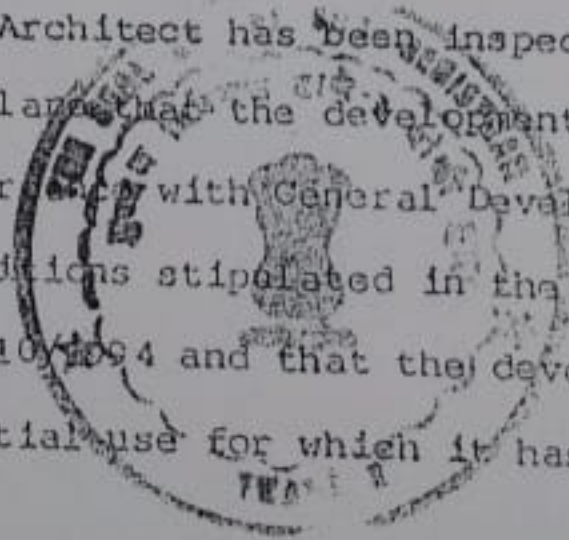
(3)

NO. : NMNC/TPO/24/1094

Date : 7/7/1997.

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (BUA 297.69 SQ.M.) completed by the Owner M/s. Mehta Shah & Co. on Plot No. 67, Sector 12, Vashi, Navi Mumbai completed on 31/1/1997 under the supervision of M/s. Hemant Parikh Architect has been inspected on 24/2/1997 and I declare that the development has been carried out in accordance with General Development Control Regulation and conditions stipulated in the Commencement Certificate dt. 24/10/1994 and that the development is fit for the Residential use for which it has been carried out.



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TOWN PLANNING OFFICER,
NMNC

[Handwritten signatures and initials]

Officer

- (5) It is further agreed by and between the parties that the Stamp Duty, Registration charges and CIDCO transfer charges in respect of the said Duplex Flat shall be borne and paid by the PURCHASERS alone.
- (6) It is further agreed that any Municipal Taxes, Property Taxes, Electricity Charges, Water charges or any other taxes imposed by CIDCO or any other Government Authorities in respect of the said Duplex Flat No. 2 till the date of Agreement for Sale shall be paid by the SELLERS alone.

SCHEDULE

Duplex Flat No. 2 consisting of Second Floor admeasuring Builtup Area 75.23 Sq. Mtrs., and Third Floor admeasuring Builtup Area 63.14 Sq. Mtrs., Open Car Parking Area on the Ground Floor as marked in the Approved Plan Copy, Basement Car Parking Area admeasuring 60 Sq. Mtrs., and Terrace above the Third Floor admeasuring approximately 96 Sq. Mtrs., in the building standing on Plot No. 67, Sector 12, Vashi, Navi Mumbai, Tal. & Dist. Thane along with Equal Rights to the Plot No. 67, and bounded as follows :

On the North by -	11 Mtrs. wide Road
On the South by -	Plot No. 64
On the East by-	Plot No. 68
On the West by -	Plot No. 66.

Mukta Sharma
Mukta Sharma.

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Singh

Builtup Area 63.14 Sq. Mtrs., Open Car Parking Area on the Ground Floor as marked in the Approved Plan Copy, Basement Car Parking Area admeasuring 60 Sq. Mtrs., and Terrace above the Third Floor admeasuring approximately 96 Sq. Mtrs., in the building standing on Plot No. 67, Sector 12, Vashi, Navi Mumbai, Tal. & Dist. Thane along with Equal Rights to the Plot No. 67 for a Total Consideration of Rs. 55,00,000/= (Rupees Fifty Five Lakhs Only)

- (2) The PURCHASERS agrees to pay the Total Consideration of Rs. 55,00,000/= (Rupees Fifty Five Lakhs Only) as per the following payment schedule mutually agreed to between the parties hereto.
- (a.) Rs. 20,00,000/= (Rupees Twenty Lakhs Only) as the PURCHASERS own contribution to be paid to the SELLERS on or before the execution of Agreement For Sale.
- (b.) Rs. 35,00,000/= (Rupees Thirty Five Lakhs Only) to be paid to the SELLERS on or before 26.02.2006 by getting loan.

"TIME IS THE ESSENCE OF CONTRACT"

- (3) The SELLERS agrees to co-operate with the PURCHASERS to transfer the said Duplex Flat in the name of the PURCHASERS in the records of CIDCO.
- (4) ALL COSTS, charges, and expenses of and incidental to the execution of this Agreement shall be borne and paid by the PURCHASERS wholly and exclusively.

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WHEREAS the SELLERS are lawful Owners of the Duplex Flat No. 2 consisting of Second Floor and Third Floor, in the building standing on Plot No. 67, Sector 12, Vashi, Navi Mumbai, Tal. & Dist. Thane (hereinafter referred to as the said Duplex Flat and more particularly described in the Schedule hereunder) and are in lawful possession of the same. The SELLERS alone have the sole and exclusive rights to sell the said Duplex Flat, and to enter into Agreements with the purchaser/s of the said Duplex Flat and to receive the Sale Price in respect thereof.

WHEREAS the SELLERS have offered to sell to the PURCHASERS the said Duplex Flat No. 2 consisting of Second Floor admeasuring Builtup Area 75.23 Sq. Mtrs., and Third Floor admeasuring Builtup Area 63.14 Sq. Mtrs., Open Car Parking Area on the Ground Floor as marked in the Approved Plan Copy, Basement Car Parking Area admeasuring 60 Sq. Mtrs., and Terrace above the Third Floor admeasuring approximately 96 Sq. Mtrs., in the building standing on Plot No. 67, Sector 12, Vashi, Navi Mumbai, Tal. & Dist. Thane along with Equal Rights to the Plot No. 67, and the PURCHASERS have agreed to purchase the said Duplex Flat No. 2 for a Total Consideration of Rs. 55,00,000/= (Rupees Fifty Five Lakhs Only) on the following terms and conditions mutually agreed to between the parties hereto.

Both the SELLERS and the PURCHASERS are desirous of recording the terms and conditions of this Agreement so reached between them.

THIS AGREEMENT WITNESSETH AND NOW IT IS MUTUALLY AGREED AS FOLLOWS :

- (1) The SELLERS have offered to sell and the PURCHASERS have agreed to purchase the said Duplex Flat No. 2 consisting of Second Floor admeasuring Builtup Area 75.23 Sq. Mtrs., and Third Floor admeasuring

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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into at Navi Mumbai at this Twelfth day of JANUARY, 2006

BETWEEN

(1) **MR. SURESHKUMAR SHARMA**, adult, Indian inhabitant, having address at Flat No. 201, Revika Apartment, Dadi Seth Cross Lane, Babulnath, Mumbai and (2) **MRS. MUKTA SHARMA**, adult, Indian inhabitant, having address at Plot No. 63, Sector 12, Vashi, Navi Mumbai, hereinafter referred to as "THE SELLERS" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assigns or assignees) of the ONE PART

AND

(1) **MRS. PRAGYA SINGH**, Age 37 years, Indian Inhabitant and (2) **MR. RAJESH RAJENDRA SINGH**, Age 41 years, Indian Inhabitant, both having address at Flat No. 21, Kuber Co-operative Housing Society, Sector 17, Vashi, Navi Mumbai - 400 703, hereinafter referred to as "THE PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

Mukta Sharma
Mukta Sharma.

-1- Singh
Singh