

गावाचे नाव : पी.एस.पहाडीगोरेगांव

लेखाचा प्रकार

करारनामा

बदला

48400000

बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार
दत्तो की पट्टेदार ते नमुद करावे)

35302401.09

भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव मुंबई मनपा इतर वर्णन :सदनिका नं: 1606, माळा नं: 16 वा मजला,टॉवर ए, इमारतीचे नाव: एसक्वायर, ब्लॉक नं: गोरेगाव पु. मुंबई 400063, रोड : ऑफ वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: सदनिका क्षेत्र 127.01 चौ. मीटर कारपेट..... 1 कारपार्क सिगल चे क्षेत्र 13.75 चौ. मीटर सहित,पार्किंग स्पेस नं 521 एट पी 3 लेवल PUI: PS0408761150088 ((C.T.S. Number : 590/A/A/1 PT ;))

क्षेत्रफळ

1) 152.41 चौ.मीटर

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तऐवज करून देणा-या/लिहून ठेवणा-या

पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा

हक्कनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव
पता.

1): नाव:-सुनिल एच. देसाई तर्फे मुखत्यार भरतकुमार एम. व्यास - - वय:-62; पता:-प्लॉट नं: सदनिका क्र. 301ए, माळा नं: -, इमारतीचे नाव: नंद धाम, ब्लॉक नं: बोरीवली प, रोड नं: एल.टी. रोड, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-DFAPD3777K

दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा

दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश

असल्यास,प्रतिवादिचे नाव व पता

1): नाव:-प्रवीण सराफ - - वय:-49; पता:-प्लॉट नं: सी-1501, माळा नं: -, इमारतीचे नाव: एक्सकमुझीट को ऑप ही सोसा ली , ब्लॉक नं: गोरेगाव पूर्व , रोड नं: ओबेरॉय गार्डन सिटी, मोहन गोखले रोड , महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AKPPS0862B

2): नाव:-निर्मला सराफ - - वय:-46; पता:-प्लॉट नं: सी-1501, माळा नं: -, इमारतीचे नाव: एक्सकमुझीट को ऑप ही सोसा ली , ब्लॉक नं: गोरेगाव पूर्व , रोड नं: ओबेरॉय गार्डन सिटी, मोहन गोखले रोड , महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AASPA8943L

9) दस्तऐवज करून दिल्याचा दिनांक

25/03/2022

10)दस्त नोंदणी केल्याचा दिनांक

25/03/2022

11)अनुक्रमांक,खंड व पृष्ठ

5139/2022

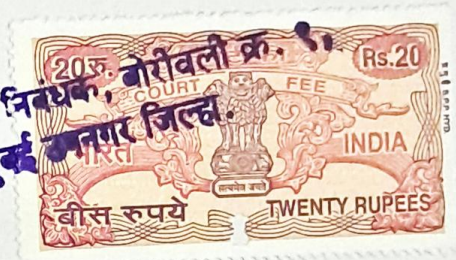
12)बाजारभावाप्रमाणे मुद्रांक शुल्क

2420000

13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

14)शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

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

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 27/03/2022) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.



ANNEXURE - 4



Maharashtra Real Estate Regulatory Authority

 REGISTRATION CERTIFICATE OF PROJECT
 FORM 'C'
 [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800005229

Project: Esquire, Plot Bearing / CTS / Survey / Final Plot No.: 590/A/A/1 pt of Village Pahadi Goregaon at Borivali, Borivali, Mumbai Suburban, 400063;

- Oberoi Realty Limited having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400063.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

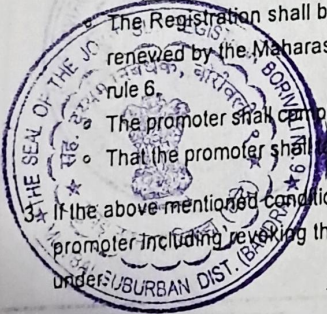
OR
 That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

The Registration shall be valid for a period commencing from 11/08/2017 and ending with 30/06/2018 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

That the promoter shall take all the pending approvals from the competent authorities

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

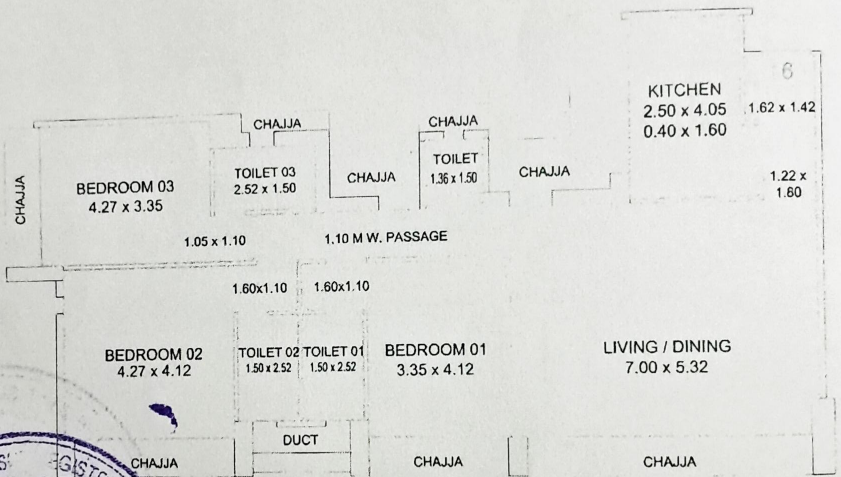


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Signature valid
 Digitally Signed by
 Dr. Vasant Prmanand Prabhu
 (Secretary, MahaRERA)
 Date: 8/11/2017 12:43:22 PM

Signature and seal of the Authorized Officer
 Maharashtra Real Estate Regulatory Authority

Dated: 11/08/2017
 Place: Mumbai



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TOWER A

2022

TYPICAL PLAN OF THE RESIDENCE

Disclaimer - Subject to design and construction exigencies

PROJECTS IN []

Category (Number of) PLANS

HAJURAO
HARJIB
MADH

PROJECTS

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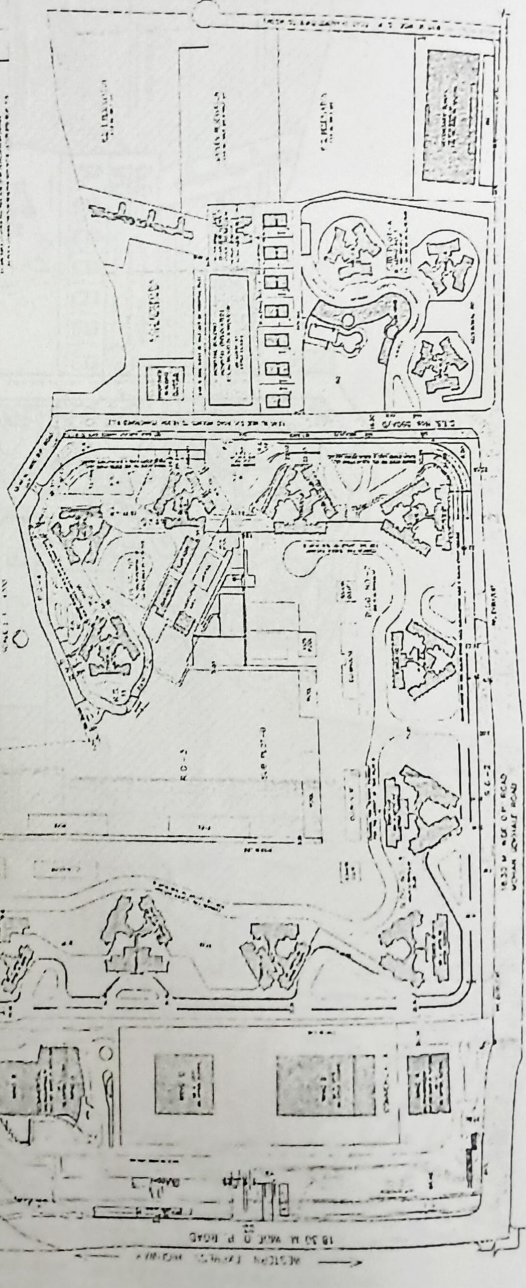
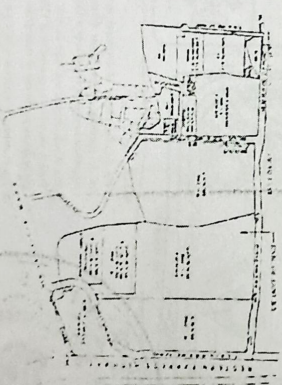
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Sl. No.	Name of the Project	Category	Area (Sq. Mts.)	Value (Rs.)	Remarks
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Car Park Allotment Letter

12 February 2020

To,
Mr. Sunil H. Desai
Nand Dham 301 A/A,
L. T. Road, Borivali,
Mumbai - 400092.

Dear Sir,

Re: Premises No. 1606 admeasuring 127.01 square meters (carpet area) approximately equivalent to 1367 square feet (carpet area) (As per RERA) on the 16th Floor in Tower A along with permission to park in 1 (One) car parking spaces/s (Configuration - Single) in the building known as "Esquire" ("the said Building") situated at Goregaon (East), Mumbai - 400 063.

Sub : Allotment of car parking number/s for the said Car Parking Space/s.

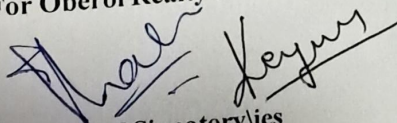
We refer to the Agreement for Sale of Premises dated 21 December 2018 (hereinafter referred to as "the said Agreement") executed by and between us, and subsequent exchange of communication, from time to time, in respect of the said Premises and on the terms and conditions more particularly mentioned therein.

With reference to the said Car Parking Space/s referred to in the said Agreement, please note that we hereby give you permission to park your own vehicle, and also for parking your guests/visitor's vehicle in the area earmarked in car parking number/s 521 on Podium 3 level.

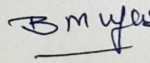
This letter shall always be read in conjunction with the terms of the said Agreement.

Please confirm the above by signing at the foot of this letter.

Yours Sincerely,
For Oberoi Realty Limited


Authorised Signatory lies

I confirm and accept the above
on 12/2/2020



Mr. Sunil H. Desai



बरल - 11		
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Possession Letter

12 February 2020

To,
Mr. Sunil H. Desai
Nand Dham 301 A/A,
L. T. Road, Borivali,
Mumbai - 400092.

Dear Sir,

Sub: Premises No. 1606 admeasuring 127.01 square meters (carpet area) approximately equivalent to 1367 square feet (carpet area) (As per RERA) on the 16th Floor in Tower A ("the said Premises") along with permission to park in 1 (One) car parking spaces/s (Configuration - Single) in the building known as "Esquire" ("the said Building") situated at Goregaon (East), Mumbai - 400 063.

We refer to the Agreement for Sale of Premises dated 21 December 2018 executed by and between us (herein after referred to as "the said Agreement") and subsequent exchange of communication, from time to time, in respect of the said Premises and on the terms and conditions more particularly mentioned therein. In pursuance thereof and subsequent to our possession notice/communication on occupation certificate vide our emails dated 30th January 2018 and 1st March 2018, we hereby handover to you the possession of the said Premises, duly constructed and completed by us in all respects in accordance with all the terms of the said Agreement and the sanctioned plans.

Prior to taking possession, you agree and confirm that you have duly inspected the said Premises, the said Building and the amenities and facilities (in terms of the said Agreement) and have accorded your complete satisfaction with respect to the same and you have no grievances or claims of any nature whatsoever.

Please confirm the above by signing at the foot of this letter.

Yours Sincerely,
For Oberoi Realty Limited

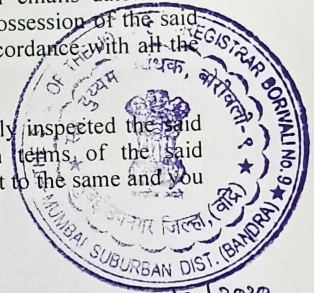
[Signature]
Authorised Signatory

I confirm the above and take the possession of the said premises on

Bm yles

Mr. Sunil H. Desai

(through his POT)



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21 March 2022



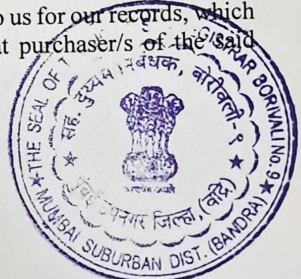
To,
Mr. Sunil H. Desai
Nand Dham 301 A/A,
L. T. Road, Borivali,
Mumbai - 400092.

Dear Sir,

Ref. Flat No. 1606 on the 16th floor of Tower A together with permission to park in 1 (One) car parking space (Configuration - Single) (hereinafter referred to as "the Said Premises") in the building known as "Esquire" ("said Building") situated at Goregaon (East), Mumbai - 400 063.

Sub: No objection for the sale and transfer of the Said Premises

- 1) We refer to your letter dated 17 March 2022 seeking our approval for the sale and transfer of the Said Premises by you to Mr. Praveen Saraff and Mrs. Nirmala Saraff (hereinafter referred to as the "Intending Purchaser/s") having his/her/their address at C-2202, Oberoi Exquisite, Oberoi Garden City, Goregaon (East), Mumbai-400063.
- 2) We acknowledge receipt of the ROFR waiver premium /charges in accordance with the Premises Ownership Agreement/Agreement for Sale dated 21 December 2018 executed by and between us ("the said Agreement"). We also acknowledge receipt of the undertaking by the Intending Purchaser/s to abide by the terms and conditions of the said Agreement and specifically to pay to us the ROFR waiver premium /charges in accordance with the said Agreement for any subsequent sale or transfer of the Said Premises to any third party/ies. In view of the above, we have no objection to the sale and transfer of the Said Premises to the Intending Purchaser/s.
- 3) A copy of the duly registered agreement executed between yourself and the Intending Purchaser/s in respect of the Said Premises should be forwarded to us for our records, which shall be submitted to the organization to be formed of the flat purchaser/s of the Said Building.



For Oberoi Realty Limited

S. Aravindan
P. Praveen
Authorized Signatory/ies

CC:

Mr. Praveen Saraff
Mrs. Nirmala Saraff
C-2202, Oberoi Exquisite,
Oberoi Garden City,
Goregaon (East),
Mumbai-400063

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517/5139

पावती

Original/Duplicate

Friday, March 25, 2022

नोंदणी क्र.: 39म

9:00 PM

Regn.: 39M

पावती क्र.: 5569 दिनांक: 25/03/2022

गावाचे नाव: पी.एस.पहाडीगोंरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल9-5139-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रवीण सराफ - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1120.00

पृष्ठांची संख्या: 56

एकूण: रु. 31120.00

BRL9

सह. दुय्यम निबंधक, बोरीवली क्र. ९,
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु. 35302401.09 /-

मोबदला रु. 48400000/-

भरलेले मुद्रांक शुल्क : रु. 2420000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1120/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2503202219860 दिनांक: 25/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH015124031202122M दिनांक: 25/03/2022

बँकेचे नाव व पत्ता:

Praveen

मुळ दस्तऐवज परत दिला

3/25/2022



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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID	202203258588		25 March 2022,05 02 34 PM		
मूल्यांकनचे वर्ष	2021				
जिल्हा	मुंबई (उत्तर)				
मूल विभाग	58-पहाडी-मोगाव पुर्व (बांधीव)				
उप मूल विभाग	58/270 A भूभाग - खाणीत विभागातील फिटीसून फर्गल विल्डकी				
सर्व्हे नंबर / व. भू. क्रमांक	सि टी एस - नंबर#590				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
कुली जमीन	निकासी सर्व्हिस	कारागार	दुकाने	औद्योगिक	मोटरवाहनाचे पत्रक
104400	206340	234420	295400	206340	वीरम मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	152.41 चौगुन मीटर	विल्डकीचा वापर-	निकासी सर्व्हिस	विल्डकीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आग सी सी	विल्डकीचे बन-	0 TO 2थे	मूल्यदर/बांधकामाचा दर -	Rs 206340/-
उदकाचे सुविधा-	आहे	मजला -	11th floor To 20th floor		
रहा संमूह -					
Sale Type - Resale		First Sale Date - 21/12/2018			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निताय पट/वाढ = 110% apply to rate= Rs 226974/-					
घसा-दानुसार विल्डकीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-दानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((226974-104400) * (100 / 100))+104400)					
= Rs.226974/-					
A) मुख्य विल्डकीचे मूल्य	= वरील प्रमाणे मूल्य दर * विल्डकीचे क्षेत्र				
	= 226974 * 152.41				
	= Rs.34593107.34/-				
E) बंदिन वाहन तळाचे क्षेत्र	13.75चौगुन मीटर				
बंदिन वाहन तळाचे मूल्य	= 13.75 * (226974 * 25/100)				
	= Rs.709293.75/-				
एकत्रित अंतिम मूल्य					
= मुख्य विल्डकीचे मूल्य + तळाघाचे मूल्य + मेझेंगर्न मजला क्षेत्र मूल्य + लागतल्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदिन वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जगाचे मूल्य + बंदिन जाळकी + मॅकेनिकल वाहतक					
= A + B + C + D + E + F + G + H + I + J					
= 34593107.34 + 0 + 0 + 0 + 709293.75 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.35302401.09/-					

Home Print



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CHALLAN
MTR Form Number-6



GRN	MH015124031202122M	BARCODE					Date	23/03/2022-13:30:43	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	BRL1_JT SUB REGISTRAR BORIVALI 1					PAN No.(If Applicable)	AKPPS0862B				
Location	MUMBAI					Full Name	PRAVEEN SARAFF AND NIRMALA SARAFF				
Year	2021-2022 One Time					Flat/Block No.	FLAT NO 1606, 16TH FLOOR, TOWER A,				
						Premises/Building	OBEROI ESQUIRE				
Account Head Details						Amount In Rs.					
0030045501 Stamp Duty						1195000.00	Road/Street	OBEROI GARDEN CITY, MOHAN GOKHALE ROAD, GOREGAON EAST			
0030063301 Registration Fee						30000.00	Area/Locality	MUMBAI			
							Town/City/District				
							PIN	4 0 0 0 6 3			
						Remarks (If Any)					
						PAN2=DFAPD3777K~SecondPartyName=SUNIL H DESAI-					
						Amount In	Twelve Lakh Twenty Five Thousand Rupees Only				
Total						12,25,000.00	Words				
Payment Details						PUNJAB NATIONAL BANK					
						FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN	Ref. No.	0300617202203230116834033201267234			
Cheque/DD No.						Bank Date	RBI Date	24/03/2022 17:30:49 Not Verified with RBI			
Name of Bank						Bank-Branch					
Name of Branch						Scroll No. , Date					
						Not Verified With Scroll					



Mobile No. :	0000000000
Not valid for unregistered document	
नोदणी न करता येणारे दस्तावेजातील सक्तर प्रमाण लागू	
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Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. सक्तर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजातील लागू आहे. नोदणी न करता येणारे दस्तावेजातील सक्तर प्रमाण लागू नाही.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 25th day of March, 2022

Praveen

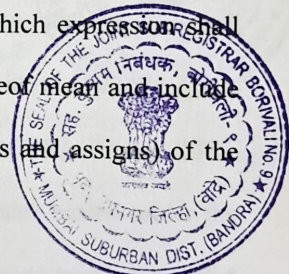
Nirmala

BETWEEN

Mr. Sunil H. Desai, aged 64 years an adult, Citizen of the United States of America and holding an Overseas Citizen of India registration, residing at 149, Creedon Circle, Alameda, California-94502, hereinafter referred to as **THE VENDOR** (which expression shall unless it be repugnant to the context or meaning, thereof mean and include his legal heirs, successors, executors, administrators and assigns) of the First Part;

AND

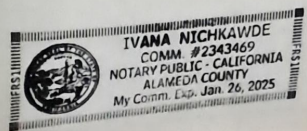
Mr. Praveen Saraff and Mrs. Nirmala Saraff, both adults Indian Inhabitants aged 49 & 46 years respectively, presently residing at Flat No. C-1501, Exquisite Cooperative Housing Society Ltd., Oberoi Garden City, Mohan Gokhale Road, Off Western Express Highway, Goregaon East, Mumbai - 400063 hereinafter called **THE PURCHASERS** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their legal heirs, successors, executors, administrators and assigns) of the Other Part;



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1) WHEREAS:

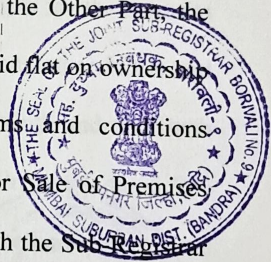
- a) The Vendor is the owner of and is absolutely seized and well possessed of or otherwise well and sufficiently entitled to residential flat bearing Flat No. 1606 on the 16th Floor in Tower 'A' of the building "Esquire" situated at Oberoi Garden City, Mohan Gokhale



Praveen

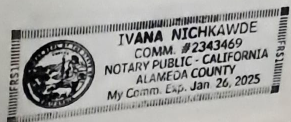
Road, Off Western Express Highway, Goregaon (East), Mumbai – 400 063, along with with 1 (One Single) Car Parking being Parking Space No.-521 on P3 Level of Esquire Building, (hereinafter collectively referred to as 'the said Flat') and more particularly described in the Schedule hereunder written.

b) By Agreement for Sale of Premises dated 21st December, 2018 executed by and between M/s OBEROI REALTY LIMITED, a Company incorporated under the provisions of Companies Act, 1956, having its registered office at Oberoi Commerz, 3rd Floor, International Business Park, Oberoi Garden City, Off Western Express Highway, Goregaon (East), Mumbai-400 063, therein referred to as "the Promoter" of the One Part AND Mr. Sunil H. Desai, therein referred to as "the Allottee" of the Other Part, the Vendor herein had purchased and acquired the said flat on ownership basis for the consideration and on the terms and conditions mentioned therein. The aforesaid Agreement for Sale of Premises Dated 21st December, 2018 is duly registered with the Sub-Registrar of Assurances, Borivali-7 vide Registration No. BRL-7-6330-2018. The Promoter had sold the said flat to the Vendor herein under the provisions of Real Estate (Regulations & Development) Act, 2016 and the rules, regulations, orders, notifications and circulars as applicable thereunder in the state of Maharashtra. The Real Estate Project Esquire on Plot bearing CTS/ Survey/ Final Plot No. 590/A/ A/1 Pt of Village Pahadi Goregaon Borivali Suburban, Pin 400063 was duly registered by the Promoter with Maharashtra Real Estate



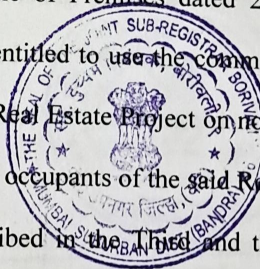
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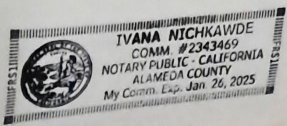
Regulatory Authority under Registration No. P51800005229 dated 11th August, 2017.

c) The Vendor has paid the entire sale consideration to M/s Oberoi Realty Limited ("the Promoter" for short hereinafter) under the above Agreement for Sale of Premises dated 21st December, 2018 and as a consequence thereof, the Promoter has handed over the vacant and peaceful possession of the said flat to the vendor herein. The vendor is in possession of the original registered agreement for sale, allotment letters for the flat and the parking space issued by the Promoter, all original receipts evidencing payment of the entire sale consideration by the Vendor to the Promoter and the area measurement certificate of the said flat issued by the Promoter. The Vendor is also in possession of all original receipts for the amounts paid by the Vendor to the Promoter under various other heads and accounts as more particularly described in the Ninth and the Tenth Schedule of the said Agreement for Sale of Premises dated 21st December, 2018. The Vendor herein is entitled to use the common areas, facilities and amenities in the said Real Estate Project on non-exclusive basis along with other allottees / occupants of the said Real Estate Project as more particularly described in the ~~the~~ the and the Fourth Schedules of the agreement for sale of premises dated 21st December, 2018. The Vendor is entitled to use the common areas, facilities and amenities in the Whole Project on non-exclusive basis along with other allottees / occupants of the said ~~Whole~~ Whole Project as described in the Fifth Schedule of the agreement for Sale dated 21st December, 2018. The terms not defined in this Agreement but



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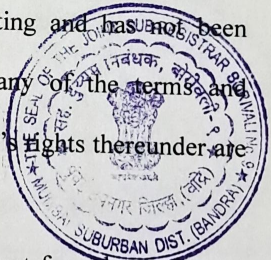
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defined in the said Agreement for sale of Premises dated 21st December, 2018 would have the same meaning assigned to them in the latter agreement.

d) By virtue of the facts recited above, the Vendor herein namely Mr. Sunil H. Desai has become the sole owner of the said flat and is in occupation, use and enjoyment of Flat No- 1606 on the 16th Floor in Tower 'A' of "Esquire", Oberoi Garden City, Mohan Gokhale Road, Off Western Express Highway, Goregaon (East), Mumbai-400 063, along with 1 (One Single) Car Parking, Parking space No- 521 on P3 Level of Esquire. The Vendor and the Promoter are both bound by their respective covenants contained in the Agreement for Sale of Premises dated 21st December, 2018. The Vendor has undertaken to become a member of the Co-operative Housing Society to be formed by all the allottees of the Real Estate Project.

e) The Vendor states that the Agreement for Sale of Premises dated 21st December, 2018 is in full force, is subsisting and has not been terminated. The Vendor has not violated any of the terms and conditions of the said agreement. The Vendor's rights thereunder are fully valid and subsisting.



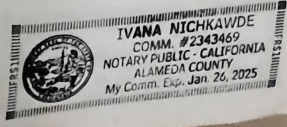
f) The Vendor has not entered into any agreement for sale, exchange, assignment or any other manner whatsoever and has not dealt with and has not created third party rights or disposed of the said Flat in any manner whatsoever.

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g) The Parties hereto had entered into and executed a Memorandum of Understanding in Mumbai on 3rd January, 2022 which was signed by the Vendor Shri Sunil H. Desai in California, USA on 10th December,

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in Tower 'A' of "Esquire", Oberoi Garden City, Mohan Gokhale Road, Off Western Express Highway, Goregaon (East), Mumbai - 400063, along with 1 (One Single) Car Parking, Parking space No. 521 on P3 Level of Esquire and all the rights, title, interest and benefits incidental to the ownership of the said flat and the non-exclusive right to use the areas, facilities and amenities along with other allottees in the said Real Estate Project and the Whole Project, together with all of the deposits and all amounts lying to the credit of the Vendor in the books and records of the said Promoter for and in total consideration payable by the Purchasers to the Vendor amounting to Rs 4,84,00,000/- (Rupees Four Crores Eighty-Four Lakh Only) on the terms and conditions set out hereinafter.

- 3) The Promoter of the Real Estate Project M/s Oberoi Realty Ltd. have reserved unto itself the Right of First Refusal. In the event the Allottee intends to sell, transfer, lease, license, assign or deal with or dispose of the said flat and/ or the allottee's benefits in terms of Clause 4.4.16 of the Agreement for Sale of Premises dated 21st December, 2018, the allottee has to follow the procedure defined in the said Agreement for Sale of Premises dated 21st December, 2018.



The Promoter may in its sole discretion agree to dispense with its Right of First Refusal upon payment of the specified amount to the Promoter. The amount payable to the Promoter on this account by the Vendor herein has been paid to the Promoter directly by the Purchasers. The amount so paid to the Promoter is in addition to the total consideration to be paid to the Vendor and the Purchasers shall

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Pravesh



not deduct the amount so paid from the total consideration agreed to be paid to the Vendor.

4) The Purchasers are liable to pay TDS for all payments to be made or credited to the Vendor herein under Section 195 of the Income Tax Act, 1961. From and out of the total consideration of Rs 4,84,00,000/- payable to the Vendor, the Purchasers have already deducted and paid TDS amounting to Rs 3,12,000/- calculated @ 26% on the gross amount of Rs 12,00,000/- (Rupees Twelve Lakh Only) on 6th January, 2022. The Purchasers have also paid to the Vendor a sum of Rs 8,88,000/- (Rupees Eight Lakh Eighty-eight Thousand Only) by a payee's account cheque payable to Mr. Sunil H. Desai bearing No. 000098 drawn on HDFC Bank, B. D. Road Branch on 14th December, 2021.

5) The Vendor had applied to the Income Tax Officer, International Tax Ward 2(1)(1), Mumbai for authorizing the Purchasers to deduct TDS at lower rate. The said authority vide his certificate Nos 1AA0222LJW (issued to Mr. Praveen Saraff) and 1AA0222LJV (issued to Mrs. Nirmala Saraff) both dated 24th February, 2022 authorized the Purchasers to deduct TDS under Section 195 of the



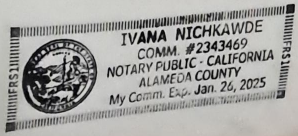
Income Tax Act, 1961 @3.1% on total aggregate amount of Rs 4,72,00,000/- to be paid by the Purchasers to the Vendor (Rs 2,36,00,000/- each). In addition, surcharge @ 25% of the TDS amount and Cess @4% on the aggregate of TDS and surcharge is

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also payable by the Purchasers. Both the Certificates have been received by the Purchasers through email addresses directly from the said Income Tax Officer. The Purchasers shall pay the amount of the

Praveen

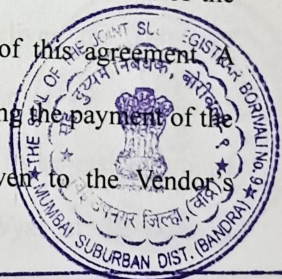
SD



TDS, surcharge and the cess within the prescribed time after execution of these presents before possession and shall deliver the copies of the challans evidencing payment of the TDS together with surcharge and cess thereon to the Constituted Attorney of the Vendor. The Vendor indemnifies and keep harmless the Purchasers against any claim in respect of any alleged short payment of TDS by the tax authorities on account of the Purchasers complying with the certificates mentioned supra. The aforesaid 2 certificates issued by the Income Tax Officer, International Tax Ward 2(1)(1) are annexed hereto and marked as Annexure-1 and Annexure-2 respectively.

6) The total consideration amount of Rs 4,84,00,000/- would be paid by the Purchasers as follows: -

Rs 12,00,000/- has been paid by the Purchasers to the vendor inclusive of the amount of TDS of Rs 3,12,000/- deducted therefrom and paid to the credit of the Vendor prior to execution of this agreement. A copy of the challan evidencing the payment of the TDS amount has been given to the Vendor's Constituted Attorney.



Rs.17,37,840/- paid at the time of execution of this agreement

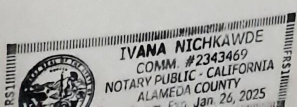
vide cheque Nos.

REG-91		
492E	and	45E
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drawn on HDFC Bank.		

Rs.19,02,160/

To be paid towards T.D.S. under Section 194-IA of the Income Tax Act, 1961 on Rs. 4,72,00,000/- @ 4.03%, including surcharge and education CESS. A copy of the challan evidencing payment

Prayer



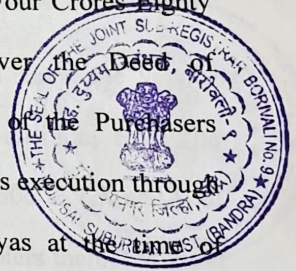
of the TDS would be delivered to the Constituted Attorney of the Vendor within 45 days from the date of execution hereof.

Rs 4,35,60,000/- To be paid within _____ days from the date of execution of this agreement.

Rs 4,84,00,000/- Total

The breakup between the Self-Funding & Home Loan component may undergo a change, and any increase/decrease in one component will have a corresponding decrease/increase in the other component, such that the Sale Consideration of Rs. 4,84,00,000/- (Rupees Four Crores Eighty Four Lakhs Only) is maintained.

7) The Vendor shall hand over the exclusive and peaceful vacant possession of the of the said flat to the Purchasers on receipt of the full consideration of Rs. 4,84,00,000/- (Rupees Four Crores Eighty Four Lakhs only) and shall sign and deliver the Deed of Conveyance/ Sale Deed of the flat in favour of the Purchasers together with vacant possession and shall admit its execution through his Constituted Attorney Shri Bharatkumar Vyas at the time of registration of the Deed of Conveyance/ Sale Deed before the jurisdictional registrar of Assurances at Mumbai. The Vendor shall grant, assign, transfer, convey and assure all his rights, title, interest and benefits in the said flat to the Purchasers absolutely including all his rights against the Promoter whether duly performed wholly or partly or unperformed by the latter under the Agreement for Sale of Premises dated 21st December, 2018 through the Deed of Conveyance/ Sale Deed.

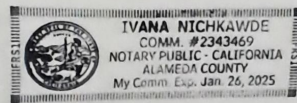


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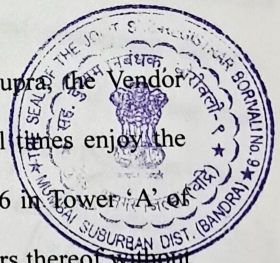
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8) The Purchasers will pay the sum of Rs. 4,35,60,000/- (Rupees Four Crore Thirty Five Lakhs Sixty Thousand Only), which will be paid on or before _____ subject to Vendor delivering all original chain documents including original payment receipts, original possession letter, original registered agreement for sale dated 21.12.2018 to the Purchasers/ Purchaser's Bank directly against the confirmation of above payment to the Vendor at the time of handing over the physical possession together with signed Deed of Conveyance/ Sale Deed as mentioned in Para 7 supra.

8) The Vendor has represented and assured the Purchasers that the said flat is in the name of the Vendor herein and he is the absolute owner of the said flat by virtue of the said Agreement for Sale of Premises dated 21st December, 2018 and the Vendor holds full right and absolute authority to sell, transfer and convey the said flat to any person of their own choice.

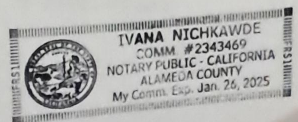
9) In consideration of the payment as per clause 6 supra, the Vendor agrees and declares that the Purchasers shall at all times enjoy the possession and occupation of the said Flat No.1606 in Tower 'A' of "Esquire" as absolute and rightful owners/ occupiers thereof without any interruption, interference, hindrance, disturbances whatsoever by the Vendor or any person/s lawfully and/or equitably claiming through them individually or under trust for the Vendor. २०२२



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10) The Vendor declare that after receiving the full and final payment, they will have no right, title or interest in the above referred ownership flat and the same shall stand fully vested in and the Vendor shall get the above said flat transferred in the Purchasers'

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IVANA NICHKAWDE
COMM. #2343469

compliance with the mandatory procedure laid down in Sections 32, 33 and 35 of the Indian Registration Act, 1908 for the registration thereof.

- 18) The agreement is executed in Mumbai, India and the laws in India are applicable to this agreement for Sale. The Courts in Mumbai, India alone shall have jurisdiction to try any dispute arising between the parties herein.

THE SCHEDULE OF THE SAID FLAT
REFERRED TO ABOVE:

A residential flat with the area admeasuring about 127.01 sq. mtrs. (Approximately 1367 sq. ft.) (RERA Carpet area) in the The Real Estate Project Esquire on Plot bearing CTS/ Survey/ Final Plot No. 590/A/A/1 Pt of Village Pahadi Goregaon Borivali Suburban, Pin 400063 duly registered with Maharashtra Real Estate Regulatory Authority under Registration No P51800005229 dated 11th August, 2017 and being Flat No- 1606 on the 16th Floor in Tower 'A' of "Esquire", Off. W.E. Highway, Goregaon (East), Mumbai - 400 063, along with 1 (One Single) Car Parking, Parking spaces No 521 At P3 Level of Esquire (admeasuring 13.75 sq. mtrs),



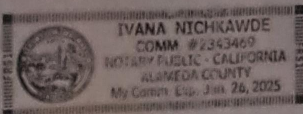
Sunil H. Desai

SIGNED BY THE Within named)
"THE VENDOR" Mr. SUNIL H.)
DESAI this 14th day of March, 2022)
at Alameda, CA, USA)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Alameda
Subscribed and sworn to (or affirmed) before me on this
14 day of MAR 2022 by SUNIL H. DESAI
proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.
Quana H.
(Signature of Notary)



Sunil H. Desai
Quana H.

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunto this 25th day of March, 2022.

Signed and Delivered by Shri)
Bharatkumar Vyas being the)
Constituted Attorney of The Vendor)
who hereby admits execution of this)
Agreement of Sale by the Vendor Mr.)
Sunil H. Desai)
In the presence of:)
1. *RS*)
2. *[Signature]*)



SIGNED AND DELIVERED BY)
the Within named **THE**)
PURCHASERS (1) MR. PRAVEEN)
SARAFF)

Praveen



(2) MRS. NIRMALA SARAFF)
in the presence of)

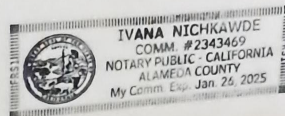
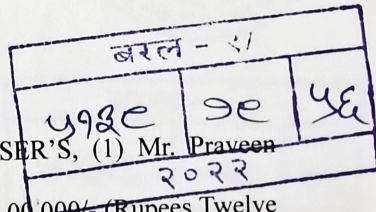
Nirmala

1. *BS*)
2. *[Signature]*)



RECEIPT

RECEIVED from the within named PURCHASER'S, (1) Mr. Praveen Saraff & (2) Mrs. Nirmala Saraff a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) as part payment out of total consideration of Rs.4,84,00,000/- (Rupees Four Crore Eighty Four Lakhs only) towards the total consideration for sale of our Flat No - 1606 on the 16th Floor in Tower 'A' of "Esquire", Off Western Express Highway, Goregaon (East), Mumbai-



Mumbai

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400063, along with 1 (One Single) Car Parking, Parking spaces No - 521 at P3 Level of Esquire, as per the terms and condition of this Agreement for Sale in the manner described below:-

- i) Rs. 8,88,000/- (Rupees Eight Lakhs Eighty Eight Thousand Only) on 14/12/2021 vide Payee's Account Only Cheque No. 000098 payable to Shri Sunil H. Desai Drawn on HDFC Bank, _____, Mumbai Branch.
- ii) Rs. 3,12,000/- (Rupees Three Lakhs Twelve Thousand Only) Being T.D.S. paid by the Purchasers on 06/01/2022 .

SD

I SAY RECEIVED.
Rs. 12,00,000/-

Shri Bharatkumar Vyas
Being the Constituted Attorney
of The Vendor herein for and on behalf
of the Vendor Shri Sunil H. Desai



Please attach both IT TDS certificates authorizing TDS deduction at lower rate as Annexure-1 & Annexure-2.

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ANNEXURE - 5



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)-
(CHE/9106/DP(W5)/AP of 17 April 2018)

To,
OBEROI REALTY LTD
COMMERZ, 3RD FLOOR, INTERNATIONAL BUSINESS PARK, OBEROI GARDEN CITY, OFF V.E. HIGHWAY, GOREGAON
EAST, MUMBAI..

Dear Applicant Owners,

The full development work of Residential building comprising of Bldg. no. 2 consisting of Tower 'A' comprising of 3 level basements + Ground floor + 1st to 4th podium floors (P-1 to P-4) + (pt.) 5th podium and (pt.) 1st floor + 2nd floor to 52nd upper floors, Tower 'B' comprising of 3 level basements + Ground floor + 1st to 5th podium floors (P-1 to P-5) + 52nd upper floors, Tower 'C' comprising of 3 level basements + Ground floor + 1st to 5th podium floors (P-1 to P-5) + 1st floor to 51st upper floors on plot bearing C.S.No./CTS No. CTS Nos. 95/4/B/1(pt.), 95/4/B/2(pt.), 95/4/B/3 & 95/4/B/4 of village Dindoshi and CTS No. 590/A/A/1 of village Pahadi Goregaon (East) of village DINDOSHI-P/S at Goregaon (East) is completed under the supervision of Shri. SHASHANK RAJARAM KOKIL, Architect, U.C. No. CA/65/9400, Shri. NAYAN B. TRIVEDI, RCC Consultant, U.C. No. STR/T/49 and Shri. Vijay M. Godbole, Site supervisor, U.C.No. G/231/SS-1 and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/RIV/24 dated 04 December 2017. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, P/S Ward
 2. A.A. & C., P/S Ward
 3. EE (V), Western Suburb II
 4. M.I., P/S Ward
 5. A.E.W.W., P/S Ward
 6. Architect, SHASHANK RAJARAM KOKIL, International Business Park, Commercial 3rd Floor, Oberoi Garden City, Off V.E. Highway, Goregaon (East)
- For Information please



बरल - ७/		
४९१९	७७	१४९
२०१८		

Name : ASHOK KUMAR AGARWAL
Designation : Executive Engineer
Organization : Municipal Corporation of Greater Mumbai
Date : 17-Apr-2018 12:47:19



Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/S Ward



बरल-४		
Page 1 of 1 On 17-Apr-2018		
६३४	३४	५२
२०१९		



बरल -	
५१३९	३४५६
२०१८	



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक
PS0508761150088

मालमत्ता करवर्ष
2021-2022

देयक क्रमांक
202110BIL13913997
202120BIL13913998

देयक दिनांक
01/09/2021

मालमत्ता कर देण्याचे नाव व पत्ता : A/Flat No. 1606

Mr. Sunil Desai
Apartment - Building No. 02, Tower A, B & C, Western Express
Highway, CTS No 95/4/B/1(pt), 95/4/B/2(pt), 95/4/B/3&95/4/B/4
(Village Dindoshi & 590/A/A/1 of Village Pahadi, Goregaon (East)).

पत्रिक -
Asstt. Assessor & Collector, P South Ward, Municipal Office Building,
C T S No 746, Village Pahadi, S V Road, Goregaon (West),
Mumbai - 400 0104.

ईमेल - aacps.ac@mcmgm.gov.in दुरध्वनी क्र. 022 2872 0051

090/A/A/1, VILLAGE DINDOSHI, Western Express Highway, Residential Building M/s. Oberoi Realty Limited

देयक करनिर्धारण दिनांक: 15/05/2019 वगळोडणी क्रमांक: एकूण भांडवली मूल्य ₹ 11881750

एकूण भांडवली मूल्य ₹ One Crore Eighteen Lakh Eighty One Thousand Seven Hundred Fifty Only

दि. 31/03/2010 वा तारखेपर्यंतची धकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2021 वा तारखेपर्यंतची धकबाकी ₹ 77952

देयक कालावधी: 01/04/2021 ते 31/03/2022

(सर्वे रकम भरण्यात आली)

कराचे नाव	01/04/2021	ते	30/09/2021	01/10/2021	ते	31/03/2022
सर्वसाधारण कर			6535			6535
जल कर			0			0
जल लाभ कर			4099			4099
सामान्य साधारण कर			0			0
सामान्य साधारण लाभ कर			2553			2553
म.न.पा. शिक्षण उपकर			2377			2377
राज्य शिक्षण उपकर			2080			2080
मोबिलिटी इमी उपकर			0			0
सिख उपकर			119			119
पथ कर			2971			2971
एकूण देयक रकम			20734			20734
कलम 152 अ नुसार दंडाची रकम			0			0
परताबावरील व्याजाची वसुली			0			0
व्याजाक अधिदानाचे ममायोजन			0			0
मराठ्यांची निव्वळ रकम			20734			20734
अतिदानाची निव्वळ रकम			0			0
अधरी रुपये			₹ Twenty Thousand Seven Hundred Thirty Four Only			₹ Twenty Thousand Seven Hundred Thirty Four Only
अंतिम देय दिनांक			30/11/2021			31/12/2021



"To make payment through NEFT: IFSC - 58IN00080080, Beneficiary A/C No:- MCGMTPS0508761150088, Name-MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in name of MCGM"

सदर दस्तऐवज हा नागरिकांना कराचा भरणा सुलभतेने करणा याबा यामाठी मूढनया अधिनियमातील तरतुदीनुसार निमित्त करणयात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या यात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अन्वये आहे.

सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, १८८८ मध्ये कलम १५४(१ ड ड) चा अंतर्भाव होण्या सापेक्ष जारी करण्यात येत आहे.

एक कलम स्वच्छता की ओर

₹ 1
5980 84 46
2022
10/11/22

(विश्वास पां गोटे)
करनिर्धारक व संकलक

Share Certificate No. 088

Member's Regn. No. 2023

ESQUIRE

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No.:MUMMWPHSG/TC/16050/2021-22/2021 dated 11/8/2021

Building No.02, Tower A-B-C, Sub Plot B, CTS No. 95/4-/B/3 & 95/4-/B/4, of

Dindoshi Village, CTS No. 590/A/A/1 of Village Pahadi Goregaon, Goregaon (E), Mumbai - 400063.

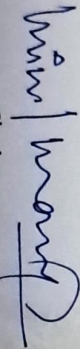


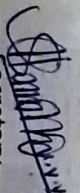
Authorised SHARE CAPITAL Rs. 10,00,000 / - divided into 20,000 shares of Rs. 50 / - each

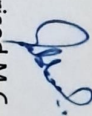
This is to certify that Mr. Sunil H. Desai

Flat No. A-1606 are/is the Registered Holder of 10 Fully paid up shares of Rs. FIFTY each numbered from 871 to 880 both inclusive, in ESQUIRE CO-OPERATIVE HOUSING SOCIETY LTD. Subject to the By-laws of the said Society.

Given under the Common Seal of the said Society at Mumbai this 19th day of September 2023


Chairman


Secretary


Authorised M.C. Member

ESQUIRE COOPERATIVE HOUSING SOCIETY LIMITED

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn No.	Name of Transferee	Signature	Remark
	029	M863	Mr. Praveen Saraff & Mrs. Nirimala Saraff	Chairman: <i>hanu wany</i> Secretary: <i>[Signature]</i> Authorised M. C. Member: <i>[Signature]</i>	Sale Deed
				Chairman Secretary Authorised M. C. Member	
				Chairman Secretary Authorised M. C. Member	
				Chairman Secretary Authorised M. C. Member	
				Chairman Secretary Authorised M. C. Member	
				Authorised	