



नवी मुंबई
महानगरपालिका

शिला पथ, बेलापुर भवन सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरधनी क्र.: ०५७ १७ ३३, ०५७ १७ २६
०५७ २५ ११.
फैक्स : ०५७ ३७ ८५

Navri Mumbai
Municipal Corporation

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614.
TEL NO. : 757 17 33, 757 17 25
757 25 91
FAX : 757 37 85

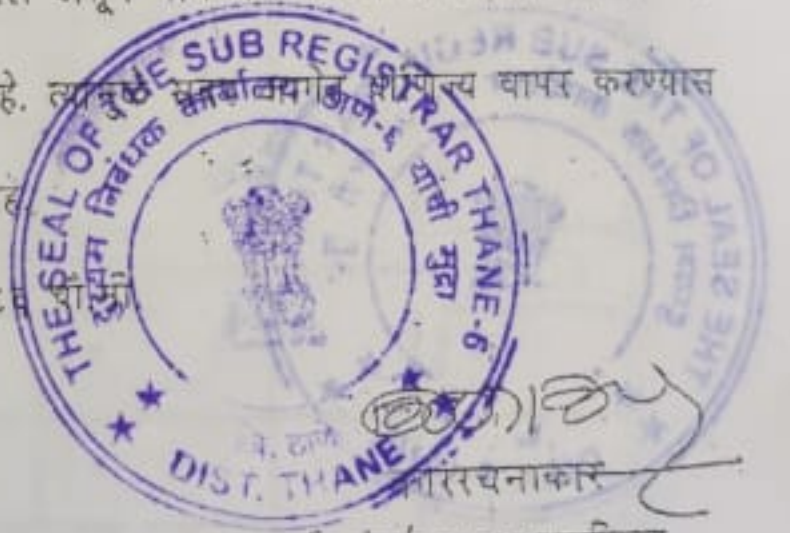
जा.क्र./नमुमपा/नराप/ना.प्र./८२०

दिनांक :- ३ / ३ / २००१.

भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र.- ६१, सेक्टर-११, सी.वी.डी, नवी मुंबई, या जागेचे मालक मेसर्स प्रयाग एजेंसी प्रा.लि. यांनी जागेवरील बांधकाम दि.-१९-१२-९७ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधीत वास्तुविशारद हफिज कॉन्ट्राक्टर, यांनी सादर केलेला आहे. सादर जागेची पाहणी दि.२२-०१-२००१ रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि.०१-०५-९३ नध्ये नमूद केलेल्या शर्तीप्रमाणे पूर्तता केलेली आहे. त्यामुळे सादर केलेल्या बांधकामास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

सांगितल्यातील बांधकाम क्षेत्र :- ८२७३.६४८



नवी मुंबई महानगरपालिका.

ट. न. न. ६	
२९०५	२०१५
१६	३०

For PRAYAG AGENCIES OPT. LTD

Signature
Authorized Signatory

CERTIFIED

(R-151)

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made and entered into at C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane, on this 20th day of April, 2015 by and BETWEEN M/S. SINGHA SINGH ROY & ASSOCIATES PVT. LTD, a Company, incorporated & registered under the provisions of The Companies Act, 1956 having it's office at Unit No 9, Ground Floor, Raheja Arcade, Plot No 61, Sector 11, C.B.D, Belapur, Navi Mumbai-400 614, Tal. & Dist. Thane hereinafter referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and deem to include its directors, successors, executors, administrators & assigns) of the **ONE PART.**

AND

Mr. GURMIT AJIT SINGH AHLUWALIA AND MRS LEENA GURMIT AHLUWALIA, both adults, Indian Inhabitants, residing at B/701 Mahavir Amrut CHS, Sector -19, Plot No 2, Sanpada, Navi Mumbai, Tal. & Dist. Thane hereinafter referred to as the "PURCHASERS" (which expression unless it be repugnant to the context or meaning thereof shall mean and deem to include their heirs, executors, administrators & assigns) of the **OTHER PART.**

AND WHEREAS The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956 (hereinafter referred to as "THE CORPORATION" having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai 400021. The Corporation has been declared as a New Town Development Authority under the provision of Sub-section 3(A) of Section 113 of Maharashtra Regional and Town Planning Act. 1956, Maharashtra Act No. XXXVII of 1966 (hereinafter referred to as "the said Act"), for the New Town of New Mumbai. The area designated as site for New Town Under Sub.Sec. (1) and (3) (A) of section 113 of the said Act.

AND WHEREAS The State Government has acquired land within the delineated area of New Mumbai and vested the same in the Corporation by an order duly made in this behalf as per the provision of Section 113 (A) of the said Act.

N.S. Bhagwanani

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04/2015

गावाचे नाव : 1) बेलापूर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	9000000
3) बाजारभाव(भाडेपट्ट्याच्या ताबतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	8455000
4) भू-मापन,पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: कमर्शियल प्रिमायसेस क्र 03 तळ मजला रहेजा अर्कडे प्रिमायसेस को ओप सो लि प्लॉट क्र 61 सेक्टर 11 सी बी डी बेलापूर नवी मुंबई(क्षेत्र फळ 665 चौ फुट बिल्टअप)((Plot Number : 61 ;))
5) क्षेत्रफळ	1) 665 चौ.फुट पोटखराब क्षेत्र : 0 NA
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:-मे सिंघा सिंह रॉय अँड असोशियेटस प्रा लि तर्फे नरेश एस भगवानानी -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: युनिट क्र ९ तळ मजला रहेजा राकडे प्लॉट क्र ६१सेक्टर ११ बेलापूर नवी मुंबई, . . पिन कोड:-400614 पॅन नं:-AADCS6826L
8) दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गुरमीत अजित सिंह अहळूवालिया -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी ७०१, महावीर अमृत को ओप ही सो लि प्लॉट क्र २ सेक्टर १९,सानपाडा नवी मुंबई, . . पिन कोड:-400705 पॅन नं:-ACJPA1577H 2): नाव:-लीना गुरमीत अहळूवालिया -- वय:-42; पत्ता:-प्लॉट नं: -, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी ७०१, महावीर अमृत को ओप ही सो लि प्लॉट क्र २ सेक्टर १९,सानपाडा नवी मुंबई, . . पिन कोड:-400705 पॅन नं:-ACYP5030A
9) दस्तऐवज करून दिल्याचा दिनांक	20/04/2015
10) दस्त नोंदणी केल्याचा दिनांक	20/04/2015
11) अनुक्रमांक,खंड व पृष्ठ	2145/2015
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	540000
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) शेर	

Sham
मह दुय्यम निबंधक ठाणे-६
(वग -२)

प्लॉकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला नुसदे :-



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built-up, in the building known as "RAHEJA ARCADE", situated at Plot bearing No.61, Sector-11, C.B.D, Belapur, Navi Mumbai Tal. & Dist. Thane hereinafter referred to as said Premises from Builders M/S. PRAYAG AGENCIES PVT. LTD. a company, registered under The Companies Act 1956 and the said Agreement had duly stamped & registered with the concerned Sub Registrar of Assurances at Thane vide under Registration Sr. No. TNN-6/02365/2002 dtd. 26/03/2002. Whereas on payment of agreed sale consideration amount by the Original Purchasers, the builders had handed over the possession of aforesaid Premises to the Original Purchaser of the same.

AND WHEREAS on handing over the possession of units to the unit holders, the Builders had formed the Co-Operative Society under The Maharashtra Co-Operative Societies Act 1960 named as RAHEJA ARCADE PREMISES CO-OPERATIVE SOCIETY LTD. bearing Registration No. NBOM /CIDCO/GENERAL(C)/1621/JTR/Year/2002-2003, dtd. 13/08/2002 having its registered office at Plot No.61, Sector-11, C.B.D Belapur, Navi Mumbai, Tal. & Dist. Thane, hereinafter referred to as the said society.

AND WHEREAS Original Purchasers was admitted as member of said society and Society issued Five (5) Shares of Rs. 100/- against each commercial premise.

WHEREAS the Share Certificate No. 04, bearing distinctive No. 16 to 20 (both inclusive) issued by Society against the ownership of Commercial Premise No. 03 hereinafter referred to as said Shares.

AND WHEREAS Vendors herein have availed Credit Facility from Axis Bank against the mortgage & collateral security of Title Document of said premise.

AND WHEREAS Vendors have provided Photocopies of the above mentioned agreement & other documents in support of their title & ownership of the said premise. The Purchasers confirms receipt of the same & full satisfaction with documents provided in support of the Ownership of title of the said premise.

AND WHEREAS the Vendors have agreed to sell and the Purchasers have agreed to purchase the Commercial Premise No. 3 admeasuring about 665 sq. ft. built up area along with One (1) open Car Parking

N.S. Bhagwanani

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11) The Parties shall provide all necessary documents, papers, forms and under the Relevant statutes. TDS @1% on the Full Payment shall be deducted by the Purchasers and deposited in Government Treasury. Challan in support of the same & TDS certificate evidencing, the same should be provided to the Vendors.

12) The transfer fees of society towards the transfer of said Commercial Premise shall be paid by both the Parties in the ratio of 50:50.

13) The stamp duty and registration charges, if any, payable for the completion of the sale, transfer under this Agreement for Sale shall be borne and paid by the Purchasers alone and the Vendor is not liable to pay the same.

SCHEDULE OF THE PROPERTY

Commercial Premise bearing No.03, on Ground Floor, adm 665 sq.ft. built-up, in the building known as "RAHEJA ARCADE" situated at Plot bearing No.61, Sector-11, C.B.D., Belapur, Navi Mumbai Tal. & Dist. Thane.



N-S. Bhagwanani

[Handwritten Signature]

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९	३०

AGREEMENT FOR SALE

PROPERTY DESCRIPTION:	Commercial Premise No.03, on Ground Floor, adm 665 sq.ft. built-up, in the building known as RAHEJA ARCADE OF RAHEJA ARCADE PREMISES CO. OPERATIVE SOCIETY LTD., situated at Plot bearing No.61, Sector-11, C.B.D., Belapur, Navi Mumbai Tal. & Dist. Thane
SALE VALUE	Rs. 90,00,000/-
STAMP DUTY PAID	Rs.5,40,000/-
REGISTRATION FEES	Rs.30,000/-



BETWEEN

M/S. SINGHA SINGH ROY & ASSOCIATES PVT. LTD

Income Tax Permanent A/c. No. AADCS6826L

"THE VENDORS"

AND

MR. GURMIT AJIT SINGH AHLUWALIA

Income Tax Permanent A/c. No ACJPA1577H

MRS. LEENA GURMIT AHLUWALIA

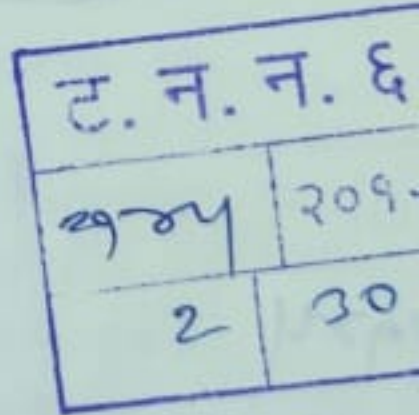
Income Tax Permanent A/c. No ACYPA5030A

"THE PURCHASERS"

N.S. Bhagwanani

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RAHEJA ARCADE

ON PLOT NO. 81, SECTOR 11, C.B.D. BELAPUR



For PRAYAG AGENTS PVT. LTD.

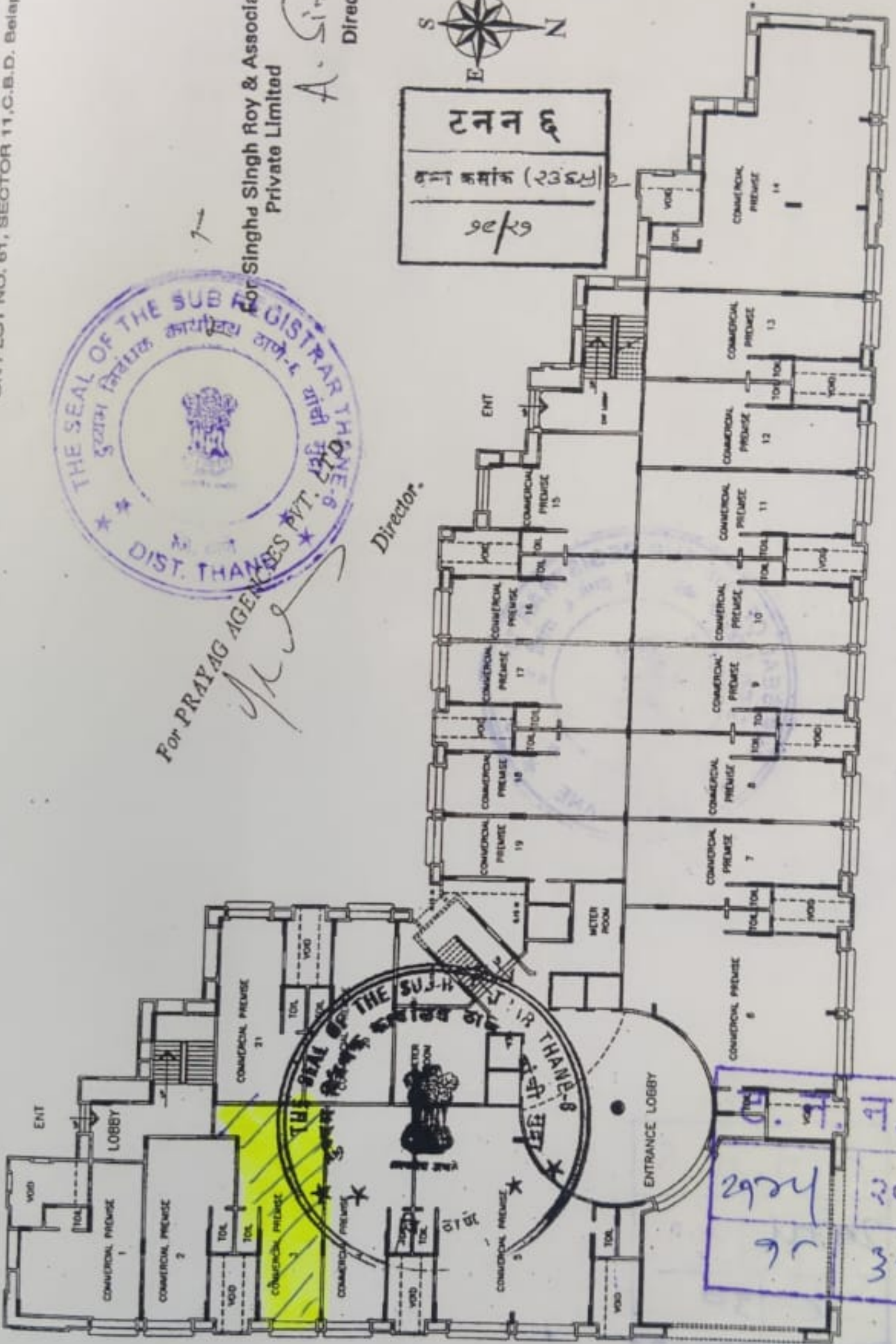
For Singhd Singh Roy & Associates
Private Limited

A. Sinha
Director

Director.



टन न ६
द्वारा क्रमांक (२३६५)
१२/१९



२१२५	२०९५
१२	३०