

पावती क्र.: 14921 दिनांक: 10/10/2017

गावाचे नाव: परेल-शिवडी

दस्तऐवजाचा अनुक्रमांक: बबइ2-13264-2017

दस्तऐवजाचा प्रकार: ॲग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: संगीता महेंद्र जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

एकूण:

रु. 30620.00

आपणास मूळ दस्त, थंबनेस प्रिंट मूलावर अदाज  
3:13 PM ह्या वेळेस मिळेल.

*R. S. Jaisale*  
सह दुय्यम निबंधक, मुंबई-2

बाजार मूल्य: रु. 22108147.05/-

मोबदला रु. 32500000/-

भरलेले मुद्रांक शुल्क: रु. 1625000/-

सह दुय्यम निबंधक  
मुंबई शहर क्र. २

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006149515201718M दिनांक: 10/10/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 620/-

DELIVERED

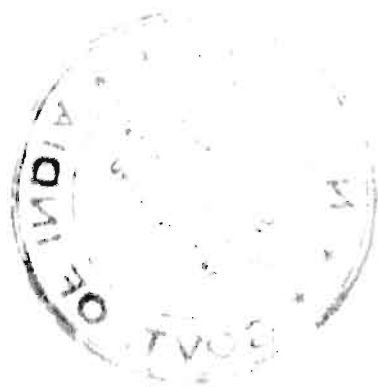


(5) (1) Vaibhav Singh - ABAPH 9588 N

(2) (2) Sangeeta M. Jain } MAXPS 6975 K  
Maha H Jain }

DoA - 10/10/2017 - 3250000/-

Flat No 1101, Cochs Vengis 3250000/-  
West Tower  
Parel Tank Road / U.P. Ambar  
M. 33



मुल्यांकनाचे वर्ष 2017  
 जिल्हा मुंबई(मेन)  
 मुल्य विभाग 11-परळ,मिथडी डिव्हिजन  
 उप मुल्य विभाग 11/83-Cसि. एम.क्र. 11/124,12/124,13/124,14/124,मपील मिळकती  
 सर्व्हे नंबर /न. भू क्रमांक : इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
103500	209800	237600	285100	209800	चौरस मीटर

बांधीय क्षेत्राची माहिती

मिळकतीचे क्षेत्र-	93.01चौरस मीटर	मिळकतीचा धारण-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीय
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.209800/-
उद्द्याहन सुविधा-	आहे	मजला -	11th floor To 20th floor		

मजला निहाय घट/वाढ = 110% apply to rate= Rs.230780/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार नविन दर )+ खुल्या जमिनीचा दर )  
 = ( ( (230780-103500) \* (100 / 100) )+103500 )  
 = Rs.230780/-

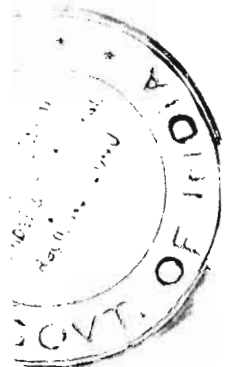
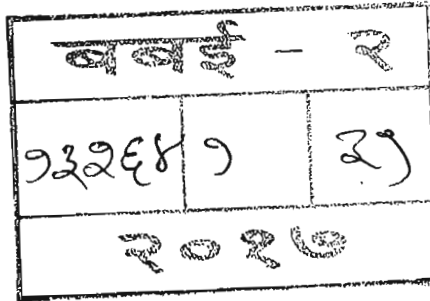
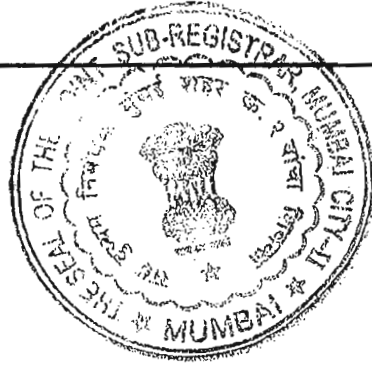
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 230780 \* 93.01  
 = Rs.21464847.8/-

E) बंदिस्त वाहन तळाचे क्षेत्र 11.15चौरस मीटर  
 बंदिस्त वाहन तळाचे मूल्य = 11.15 \* ( 230780 \* 25/100 )  
 = Rs.643299.25/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळ्याचे मूल्य + वेईनार्शन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + बरीस गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इतराची भोवतीच्या खुल्या जागेचे मूल्य  
 = A + B + C + D + E + F + G + H  
 = 21464847.8 + 0 + 0 + 0 + 643299.25 + 0 + 0 + 0  
 =Rs.22108147.05/-

Home

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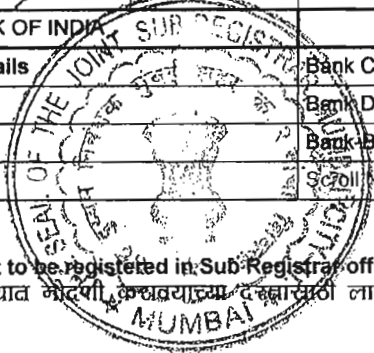
MTR Form Number-6

चलन नं - २

GRN MH006149515 201718M	BARCODE	Date 09/10/2017-13:30:56	Form ID 25.2
Department Inspector General Of Registration	Type of Payment Stamp Duty Registration Fee	TAX ID (If Any)	PAN No.(If Applicable) AAXPS6973K
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2	Location MUMBAI	Full Name Mrs Sangeeta Mahendra Jain	
Year 2017-2018 One Time	Flat/Block No.	Unit no. 1101, 11th Floor, West Tower of Lodha Venezia	

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	1625000.00	Parel Tank Road (now known as G.D. Ambekar Road), Mumbai	834 sq. ft. of Carpet Area		4 0 0 0 3 3
0030063301 Registration Fee	30000.00				
Total		Amount In Sixteen Lakh Fifty Five Thousand Rupees Only			
		Words			

भारतीय स्टेट बँक/State Bank of India  
मुंबई मुख्य शाखा/Mumbai Main Br., CBD  
09 OCT 2017  
AMRUTA BHUSKUTE  
P.F. INDEX NO. 6830668



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No.	CPB1126770
Cheque/DD No.		Bank Date	RBI Date	Not Verified with RBI
Name of Bank		Bank Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		

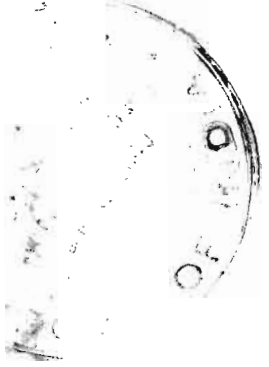
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 9820561667

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NOTA



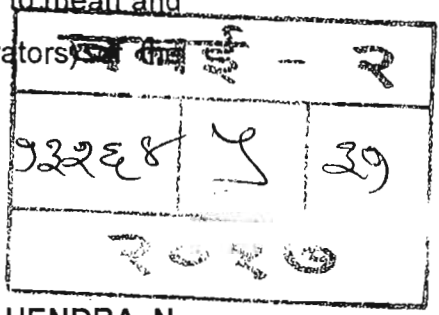
**AGREEMENT FOR SALE**

*Sangeeta*

THIS AGREEMENT FOR SALE is made and entered at Mumbai this 10<sup>th</sup> day of October, in Christian Year Two Thousand and Seventeen between **MR. VAIBHAV SINGH**, an Adult Indian Inhabitant, having address of D-6/21, Vasant Vihar, New Delhi-110057, hereinafter referred to as the "**Vendor**" (which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include his respective heirs, executors and/or administrators)

*[Signature]*

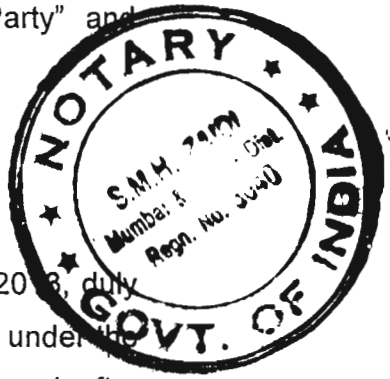
ONE PART



and

1) **MRS. SANGEETA MAHENDRA JAIN** and 2) **MR. MAHENDRA N. JAIN**, both Adult Indian Inhabitants, at present residing at A-604, Manek Kunj, Opp: Jain Temple, Dr. S. S. Rao Road, Mumbai-400 012, 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 an Agreement to Sell dated 4 January 2013, duly registered with the Joint Sub-Registrar, Mumbai City-4 under the serial numbers BBE-4/538/2013 on 1/2/2013, hereinafter referred to as the "Title Document", executed between M/s. Krona Realities Private Limited, therein and hereinafter referred to as the "Developer/Promoter", and the Vendor, the Developer/Promoter agreed to sell to the Vendor and the Vendor agreed to purchase and acquire from the Developer/Promoter on ownership basis a residential Unit being Flat bearing no. 1101, admeasuring 834 sq. ft. of carpet area, on the 11<sup>th</sup> Floor of the under construction building to be known as **West Tower** of Lodha Venezia Project, hereinafter referred to as the "said



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*[Signature]*

*[Signature]*

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"Building", at Parel Tank Road (now known as G.D. Ambekar Road), Mumbai-400 033 alongwith one car parking space, hereinafter the said Flat and the said Parking space collectively referred to as the "said Unit" and more particularly described in the Schedule hereunder written;

b) The Vendor has represented to the Purchasers that the Title Document is valid, binding and subsisting and in no way terminated or cancelled and further in the circumstances, the Vendor is well and sufficiently entitled to the said Unit;

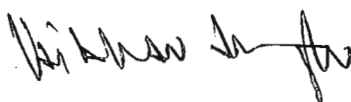
c) In terms of the Title Document, an Ultimate Organization, hereinafter referred to as the "said Body" of all the unit purchasers of the said Building shall be formed by the Developer/Promoter and the said building and the of plot of land on which the said Building is being constructed shall be conveyed in favour of the Body;

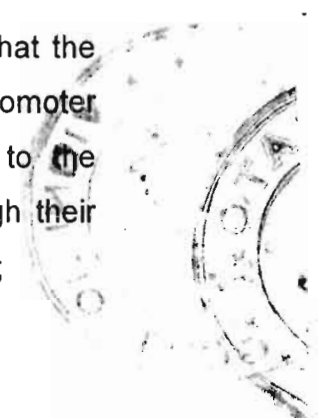
d) Upon formation of the said Body, the persons holding the membership of the Body in respect of said Unit shall be entitled to peaceful and uninterrupted possession and occupation of the said Unit subject to such member/s faithfully and diligently performing and observing the Bye-laws, rules and regulations and obligations of the said Body;

e) The Vendor has represented to the Purchasers that all amount payable him to the Developer/Promoter in terms of the Title Document and also statutory or other dues payable in respect of the said Unit by them including VAT, Service Tax, and/or GST as applicable, have been paid by them and there is no due or liability of any nature whatsoever against the said Unit;

f) The Vendor has further represented to the Purchasers that the said Building is under construction by the Developer/Promoter and the possession of the said Unit shall be given to the Purchasers by the Developer/Promoter directly or through their agent/s or assignee/s or nominee/s to upon its completion;

Sangeeta  



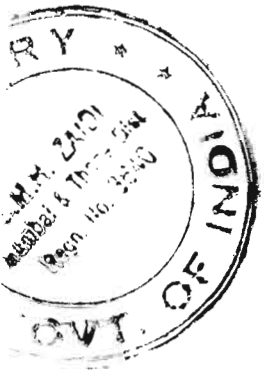


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- g) The Vendor has obtained the written NOC dated 10/10/2017 from the Developer/Promoter necessary for purpose of transfer of all his rights, titles and interest therein in the said Unit from his name to the names of the Purchasers and original whereof is annexed hereto;
- h) The Vendor has taken a loan from the HDFC Bank against the security of the said Unit and aggregate foreclosure amount of the Loans upto 10<sup>th</sup> October, 2017 is Rs.2,21,80,205/-;
- i) Based on the above representations thus made by the Vendor and convincing themselves of such representations to be true the Purchasers are now desirous of acquiring from the Vendor all his rights, title, privileges, benefits and interests in the said Unit together with the Shares to be issued upon formation of the said Body, hereinafter referred to as the "said Shares", and the common areas and amenities appurtenant to the said Unit and the said Building as set out in the Title Document, on the terms and conditions mutually agreed upon by and between the Vendor and the Purchasers and
- j) The parties hereto are desirous of recording the terms and conditions thus mutually agreed upon in the manner hereinafter appearing.

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

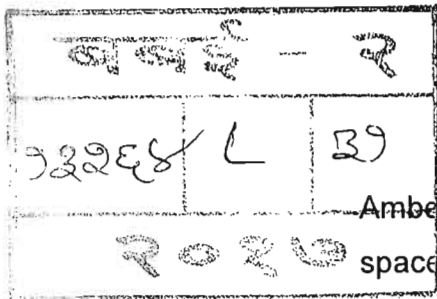
1. The Vendor doth hereby agree to sale, transfer, convey, assign and assure unto the Purchasers and the Purchasers do and each of them doth hereby agree to purchase and acquire from the Vendor all his rights, title, privileges, benefits and interests held in terms of the Title Document in the residential Unit being Flat bearing no. 1101, admeasuring 834 sq. ft. of carpet area, on the 11<sup>th</sup> Floor of the under construction building to be known as West Tower of Lodha Venezia Project, referred to as the "said Building" herein, at Parel Tank Road (now known as G.D.



Sangeeta

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Ambedkar Road), Mumbai-400 033 alongwith one car parking space, hereinafter the said Flat and the said Parking space collectively referred to as the "said Unit" and more particularly described in the Schedule hereunder written, the benefits of the common areas and amenities appurtenant to the said Unit and the said Building as set out in the Title Document, as also all the rights which are to be conferred upon the Vendor in respect thereof after formation of the said Body, including right to receive the Shares in his names upon the formation of such Body and referred to as the "said Shares" herein, including after construction the right to use, possess and occupy peaceably and without any objection or obstruction or interruption from any person or persons, the said Unit at or for the lump sum consideration of **Rs.3,25,00,000/-** (Rupees Three Crore Twenty Five Lakh Only).

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



Rs. 50,00,000/- (Rupees Fifty Lakh Only) being part amount of the above referred lump sum consideration has been paid by the Purchasers to the Vendor payment and receipt whereof the Vendor hereby admit, acknowledge and attach separately to this agreement. The payment of aforesaid sum shall be comprised of Rs. 46,75,000/- (Rupees Forty Six Lakh Seventy Five Thousand Only) paid by the Purchasers to the Vendor and Rs. 3,25,000/- (Rupees Three Lakh Twenty Five Thousand Only) to be paid by the Purchasers to the Income Tax Authority under the provisions of Section 194-IA of the Income Tax Act 1961 under which the Purchasers are required to deduct income tax at source at the rate of 1% of the consideration amount and deposit such tax deducted at source (TDS) with the Income Tax Authority and shall obtain the prescribed TDS Certificate from the Income Tax Authority furnish the same to the Vendor in prescribed time.

*Sangeeta*  *Hikesh Jha*



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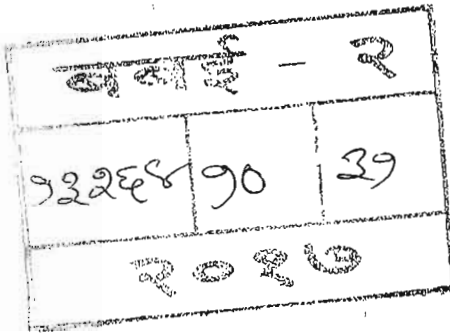
II. Out of the balance amount of above lumpsum consideration of Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only), the Purchasers shall first pay to HDFC Bank, on behalf of the Vendor towards the repayment of outstanding amount of Vendor' loan taken from HDFC Bank recited above in Clause g) alongwith interest and other charges in full by obtaining loan from the bank (lending bank) or Non-Banking Finance Company (NBFC) and such payment by lending Bank or NBFC, as the case may be, to said HDFC Bank, for all intent and purposes, will be considered as payment of part amount of lump sum consideration by the Purchasers to the Vendor and the remaining balance of lumpsum consideration amount, if any, shall be paid by the Purchaser's lending Bank or NBFC to the Vendor and such payment for all intent and purposes, will be considered as payment of remaining amount of lump sum consideration by the Purchasers to the Vendor and upon such payment the Vendor shall acquit, release and discharge the Purchasers forever. The above balance amount of lump sum consideration has to be paid by the Purchasers to the Vendor within the period of 15 working days of handing over of the last of the originals of written NOCs issued by the Developers for transfer of the said Unit, for the loan referred above to be availed by the Purchasers and all other documents/papers in relation to the said Premises as may be required by the Purchaser's Bank or NBFC for the purpose of granting loan to the Purchasers and only upon the payment of such balance amount of above lump sum consideration by the Purchasers to the Vendor the Vendor shall acquit, release and discharge the Purchasers in full forever. . In case the Purchasers do not avail loan from Bank or NBFC then in that event the Purchasers agree to pay to the Vendor above sum by making their own arrangement in any manner and in such case the Original Documents/Papers pertaining to the said Unit shall remain in the custody of



Sangeeta

*[Signature]*

*[Signature]*



the Vendor until such time that the Purchasers have paid in full all amounts due to the Vendor under this agreement. The Purchasers shall be entitled to take possession of the said Unit from the Developer/Promoter directly or through their agent/s or assignee/s or nominee/s after completion of the construction of the said Unit provided prior to the possession of the said Unit the Purchasers should have paid the full amount of above referred lumpsum consideration to the Vendor.

3. The Vendor hereby declares, unto the Purchasers that the Vendor till date have duly discharged, observed and performed all the duties, liabilities, obligations and responsibilities accepted by the Vendor under the Title Document. In view of the Title Document being governed by the Maharashtra Ownership Flats (Regulation of Promotion of Construction, sale, management and transfer) Act, 1963, even this Agreement shall be governed by the said Act. Save loan from HDFC Bank as recited in Clause g) above, the Vendor also declares unto the Purchasers that neither the Vendor nor any other person and/or persons claiming from, through, under or in trust for any of them has and/or ever had created any charge, lien, mortgage, and/or any other encumbrances in respect of the said Unit and that the said Unit are free from all claims, liens, charges, mortgages liabilities and encumbrances of any nature whatsoever.



4. Save loan from HDFC Bank as recited in Clause g) above, the Vendor hereby further declares, represents, warrants, confirms and assures to the Purchasers as follows THAT:-

- (i) The Vendor has all necessary power and authority to execute these presents thereby the Vendor is entitled to sell and transfer the said Unit and that there is no impediment in the way of the Vendors so transferring the said Unit in the manner and in pursuance of this Agreement;
- (ii) The Vendor has a perfect, clear and marketable title to

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Rishabh Singh

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the said Unit;

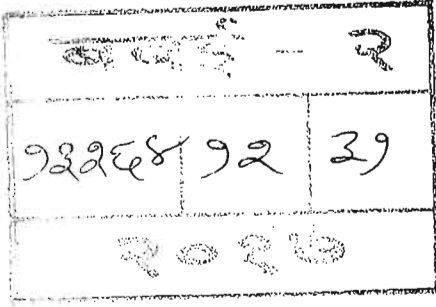
- (iii) The Vendor has not been served with any notice, writ, summons by the Union Government, State Government, Municipal Corporation, Municipality or Statutory Authority with regard to or affecting or concerning the said Unit or portion thereof;
- (iv) The Vendor is not prevented from holding, transferring or alienating the said Unit under or by any statute ordinance, rules, notification, court order or circular;
- (v) The said Unit is 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 other security interest, security arrangement of any kind, any contractual or lease hold rights or claims;
- (vi) No other person has any right, title, interest or claim against the said Unit;
- (vii) The Vendor has not entered into any agreement/s with anyone or otherwise made any commitment/s for sale/transfer of the said Unit except made between him and the Purchasers concerning or affecting the said Unit or any portion thereof and further no power of attorney has been executed by the Vendor in favour of any other party granting or assigning any of the rights, title or interest in the said Unit or any powers thereto;
- (viii) There are no actions, suits or proceedings pending or threatened against or affecting the said Unit or any portion thereof or interest therein, or relating to or arising out of the ownership, management or operation of the said Unit, in any Court or before or by any Government,



Sangeeta

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*[Handwritten signature]*



Semi Government or Municipal Corporation or Local Body or Authority or Bank or Institution or by any other Organisation or Person/s;

- (ix) Upon the payment of the above referred full amount of the lump sum consideration to the Vendor, the Purchasers shall be entitled to the possession of the said Unit upon completion of construction by the Developer/Promoter directly or through their agent/s or assignee/s or nominee/s after completion of the construction of the said Unit and inter-alia shall have all rights over the said Unit and deal in any manner with the said Unit, without any demur or objection from the Vendor or any other person/s and such rights may be exercised by the Purchasers in any manner deemed fit by the Purchasers;



There are no dues or liabilities of any nature against the said Unit and

(xi) No notice of attachment has been issued attaching or causing to be attached the said Unit or any part thereof by Income-tax, Sales-tax or any other Government Department.

5. The Vendor hereby expressly agree that should the Purchasers be required to bear, suffer, incur or meet any expenses, losses or damages due to or on account of any of the declarations representations, warranties, confirmations and assurances contained in Clauses 3 and 4 hereinabove contained being found out to be false, untrue and/or incorrect any time hereafter, the Vendor 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.
6. The Purchasers hereby agree to become the members of the said Body as and when may be formed by the Developer/Promoter of the units holders in the said Building and



Sangeeta

Hikhar Singh

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undertake to abide by all the bye-laws, rules and regulations of the said Body and which may from time to time be adopted or modified or amended by the such Body from time to time.

7. The Vendor doth hereby agree to execute all other deeds, documents and other papers and to render all necessary assistance necessary for the purpose of effecting transfer of the said Unit as also of any one or more of the security deposits or other deposits or contribution to the funds pertaining to the said Unit or amenities or facilities appurtenant to the said Unit from the name of the Vendor to the names of the Purchasers within seven days from the Purchasers calling upon the Vendor so to do. The Vendor, simultaneously with the execution hereof, has handed over to the Purchasers the Title Document alongwith all the other title-deeds in the possession of the Vendor in respect of the said Unit as also all the receipts in respect of the said Unit and for amenities and facilities in the possession of the Vendor in this behalf.



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. VAIBHAV SINGH : ABAPG9588N  
MRS. SANGEETA MAHENDRA JAIN : AAXPS6975K  
MR. MAHENDRA N. JAIN : AAHPJ7355A

9. The transfer-fees/premium, if any payable, to the Developer/Promoter or otherwise in respect of transfer of the said Unit or for written NOC for transfer of the said Unit shall be borne and paid by the Vendor alone.



10. The Vendor 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 said Unit in the name of the Purchasers and also on the request of the Purchasers present himself for the admission as to the execution

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of these presents at the Office of the Sub-Registrar of Assurances.

11. Save as is expressly provided hereinabove, all the costs, charges and/or expenses of as also consequential to this Agreement including stamp duty and registration fees shall be borne and paid by the Purchasers alone. It is hereby expressly agreed by and between the parties hereto that all the expenses or cost including stamp duty, registration fees, if any, and interest or penalty or fine if levied or charged in connection thereto, or payable in respect of the Title Document as referred herein above or any other transaction in respect of the said Unit enter here before shall be borne and paid by the Vendor alone. Each party shall pay the fees of the Chartered Accountants / Consultants / Advocates engaged by the respective parties.

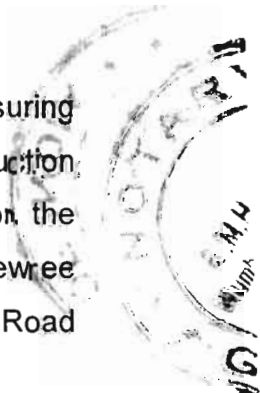


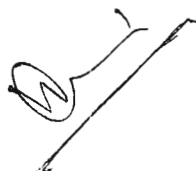
The terms, conditions and covenants contained in the Title Document shall apply to this agreement as if the Title Document was entered into by and between the Developer/Promoter and other parties named above and the Purchasers, in place of the Vendor, provided however the same are not repeated, contained, excluded or amended by these presents. The description/layout/plan of the said Unit and the said Building shall be considered as per the Title Document only.

13. All the disputes under this agreement shall be subject to jurisdiction of Courts in Mumbai.
14. The aforesaid recitals shall form an integral part of this agreement.

**:SCHEDULE HEREINABOVE REFERRED TO:**

ALL THAT ownership residential Unit bearing no. 1101, admeasuring 834 sq. ft. of carpet area on the 11<sup>th</sup> Floor of the under construction building to be known as **West Tower** of Lodha Venezia Project on the land bearing C.S. Nos. 12/124, 13/124 and 14/124 of Parel Sewree Division in the Registration District of Mumbai City at Parel Tank Road



*Sangeeta*  *Kishan Jeth*



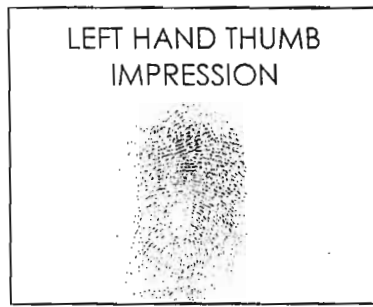
(now known as G.D. Ambekar Road), Mumbai-400 038 alongwith one car parking space.

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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 the Vendor,  
MR. VAIBHAV SINGH and

)  
)  
) *Handwritten signature*



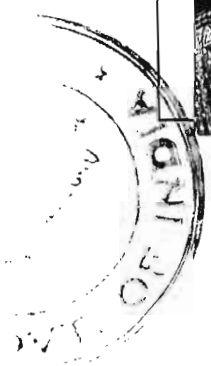
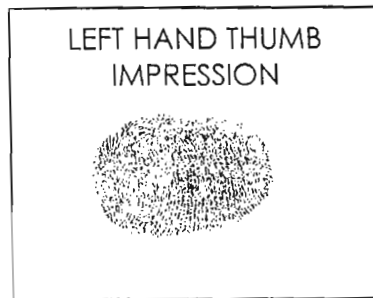
in the presence of ...

1. *Handwritten signature*
2. *Handwritten signature*



SIGNED AND DELIVERED by  
the withinnamed the Purchasers  
1) MRS. SANGEETA MAHENDRA JAIN and

)  
) *Sangeeta*  
)

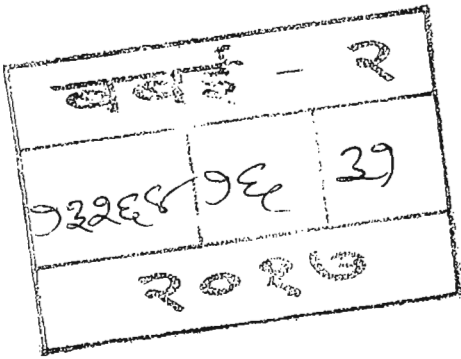


2)MR. MAHENDRA N. JAIN



in the presence of ...

- 1.
- 2.



Handwritten text and scribbles at the bottom right corner of the page.



**RECEIPT**

₹ 50,00,000/-		
92248	96	29
2020		

I acknowledge receipt the day and year first hereinabove written of from the aforesaid Purchasers the sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) being the part amount of lump sum consideration by them paid to me against the sale/transfer of ownership residential Unit bearing no. 1101, admeasuring 834 sq. ft. of carpet area on the 11<sup>th</sup> Floor of the under construction building to be known as **West Tower** of Lodha Venezia Project on the land bearing C.S. Nos. 12/124, 13/124 and 14/124 of Parel Sewree Division in the Registration District of Mumbai City at Parel Tank Road (now known as G.D. Ambedkar Road), Mumbai-400 033 alongwith one car parking space.

**Rs. 50,00,000/-**

The details of above payments made to me by them are as under:

Cheque/ RTGS No.	date	drawn on	From the account of	In Favour of	Amount (Rs.)
SBINR52017 092700039599	27/9/17	SBI		Vaibhav Singh	11,00,000/-
SBINR52017 00900061839	09/10/17	SBI			35,75,000/-

TDS as per Clause no.2

3,25,000/-

Total Rs.

50,00,000/-

Witnesses:

- 
- 

I say Received

(The Vendor)





SLUM REHABILITATION AUTHORITY

पत्र - २	
१३२६४९८	३१
२०१७	

SRA/ENG/2793/FS/PI/AP

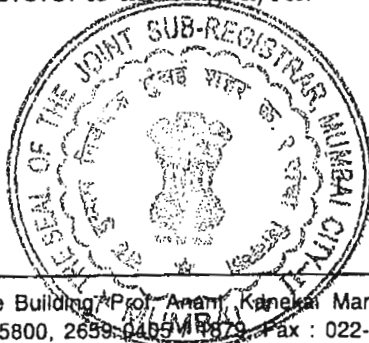
Date: **25 JUL 2017**

To,  
Shri. Shashikant L. Jadhav  
Of M/s. Spaceage Consultants  
B-106, Natraj Building, Shiv Shrushti Complex,  
Mulund-Goregaon Link Road,  
Mulund(W) Mumbai - 80.

**Sub:** Amended plans for Sale /PPL bldg & Part O.C.C. for wing "B" (West Tower) of sale building in proposed S. R. Scheme on plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C. S. Nos. 12/124 (pt.), 13(124) & 14/124 of parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai for "Yashodhan Co-op Housing Society (Ltd.)"

The full development work of wing "B" (West Tower) of sale building from 6<sup>th</sup> floor to 47<sup>th</sup> floor on plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C. S. Nos. 12/124 (pt.) & 14/124 of parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai is completed under supervision of Licensed Surveyor Shri. Shashikant L. Jadhav of M/s. Spaceage Consultants vide license No. J/167/LS and Structural Engineer Shri. Girish Dravid of M/s. Sterling Engineering Consultancy Services Pvt. Ltd. vide License No. STR-D59 and Site Supervisor Shri. Vaibhav Bhavave vide License No. B/282/SS-1 with plan submitted by you may be occupied on the following conditions:

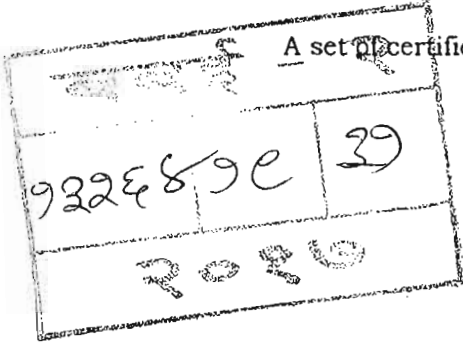
1. Part occupation permission is granted for wing "B" (West Tower) from 6<sup>th</sup> floor to 47<sup>th</sup> floor level of sale building **and also for 150 Nos.** of sale Residential tenements.
2. That the certificate u/s. 270A of BMC Act shall be obtained from A. E. W.W.(F/S) and a certified copy of the same shall be submitted this office before B.C.C. to the bldg. u/ref.



Administrative Building Prof. Anant Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel. : 2656 5800, 2659 0455, 2659 0479 Fax : 022-2659 0457, E-mail : info@sra.gov.in



3. That you shall submit completion certificate from E.E.(SWD) before granting B.C.C. to the sale bldg. under reference.
4. That you shall submit the drainage completion certificate from E.E. (S.P.) (P. & D.) for provision of septic tank/soak pit before granting B.C.C. to the sale bldg. under reference.
5. That you shall comply balance conditions of IOA & revised LOI before granting full O.C.C. to the sale bldg.
6. That you shall develop layout R. G. as per DCR 1991.
7. That you shall submit handing over of setback area to MCGM free of cost, free of encumbrance by changing ownership in the name of M.C.G.M. duly developed as per municipal specification & certificate to that effect shall be obtained and submitted before full O.C.C. to the sale bldg.
8. That you shall submit completion certificate from Consultant for construction of S.T.P. as per M.O.E.& F. NOC and also other compliances before full O.C.C. of sale building in the S. R. Scheme.
9. That you shall comply as per the remarks/conditions of FC (SRA), if any, before full OCC of sale bldg. under reference.
10. That you shall registered this scheme under Maha-RERA Act.



Yours faithfully

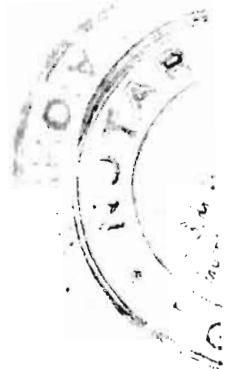
Executive Engineer-I.  
Slum Rehabilitation Authority

Copy to:

- 1] Developers: M/s. Esque Finmark Pvt. Ltd.
- 2] Society: "Yashodhan Co-op Housing Society (Ltd.)"
- 3] Asst. Commissioner F/S Ward.
- 4] A.E.W.W. (F/S) Ward.
- 5] A.A. & C. (F/S) Ward.

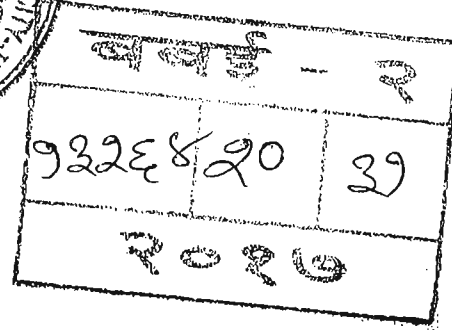
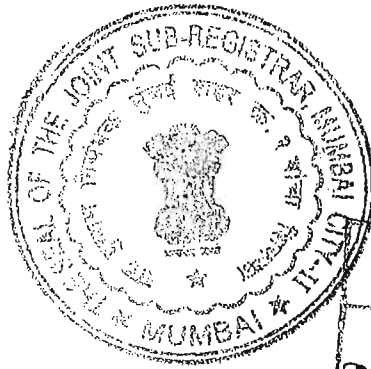
Yours faithfully,

Executive Engineer-I.  
Slum Rehabilitation Authority



Date: 10<sup>th</sup> Oct 17

To,  
Mr. Vaibhav Singh  
D-6/21, Vasant Vihar, New Delhi - 110057



Proposed Transferee Name and Address  
To,  
Mrs. Sangeeta Mahendra Jain and Mr. Mahendra Nagraj Jain  
A/604 Manek Kunj, Dr. SS Rao Road,  
Lalbaug, Parel, Mumbai - 400012

Dear Sir/Madam,

**Re : Unit No. 1101, on 11th floor in the Building "West Tower" of the Project known as Lodha Venezia ("Unit").**

Sub: No-Objection for Sale.

1. We refer to your ("Purchaser") letter dated **23.08.2017** seeking our consent/no objection for selling and transferring the Unit to Mrs. Sangeeta Mahendra Jain and Mr. Mahendra Nagraj Jain ("Proposed Transferee").
2. We note that the Proposed Transferee has vide his/her/its letter dated **25.09.2017** agreed and undertaken to perform all the terms, conditions and obligations and be bound by the terms and conditions thereof as per the Agreement to Sell dated **04.01.2013** duly registered with the Sub - Registrar of Assurances at Mumbai on **01.02.2013** bearing No. **BBE4-538-2013** executed between the Purchaser and us ("Agreement to Sell").
3. Relying upon the aforesaid representations, we hereby give our consent/no objection to sell and transfer the Unit to the Proposed Transferee subject to the following conditions:
  - a) The Proposed Transferee confirms that he/she/they shall be bound and undertake to observe and perform all the terms, conditions and obligations of Agreement To Sell and all the rules, regulations and bye-laws applicable to the Building. The Proposed Transferee shall not do and/or omit to do any act, deed, matter or thing as would constitute a breach of the Agreement To Sell, rules, regulations and bye-laws applicable or cause any damage to the Building/Project and/or the Unit or cause any nuisance whatsoever.
  - b) The Unit and amenities therein shall not be used for any purpose other than as specifically permitted under the Agreement to Sell. It is clarified that the Unit shall not be used for any commercial use or as a guest house by whatever name.
  - c) The Proposed Transferee shall not indulge in any activity or practice which will damage, hurt or impair the terms of this consent/no-objection. Property Project or Unit. The Proposed Transferee shall apply all efforts to maintain the dignity and reputation of the Project/Property and the Unit.



NO



- d) The Unit shall be used in a reasonable manner without being or causing any nuisance or annoyance to the neighbours and /or the Ultimate Organization and /or its members or the Owner/Builder, Developer/ Promoter/us. Moreover, the Proposed Transferee shall not do any act or any illegal /unlawful /obnoxious /anti-social activity or deed or cause or permit anything to be done in the Unit premises of Ultimate Organisation / Project or any part thereof or anything which may be against any statute, law or notification, rules, regulations and bye laws made by the government or local authority or the Ultimate Organisation.
- e) The Proposed Transferee agrees and confirms that this No-Objection letter forms the integral part of Agreement to Sell and the obligations under this No-Objection letter shall be valid and subsisting irrespective of its date of execution and the Proposed Transferee agrees to abide by the terms and conditions set out herein. In case of conflict between terms of this No-Objection letter and the Agreement to Sell, the terms of this No-Objection letter shall prevail.
4. This consent/No-Objection letter shall be valid for a period of 30 days from the date hereof and upon the expiry thereof, this No-Objection letter shall automatically stand revoked/cancelled and of no consequence unless, prior thereto, all the conditions set out in the aforesaid paragraphs are, to our satisfaction, complied with.
5. We have to request you to countersign below in acceptance of the terms and conditions stated herein.

Thanking you,

Yours faithfully

For Sarvavasa Buildtech and Farms Private Limited

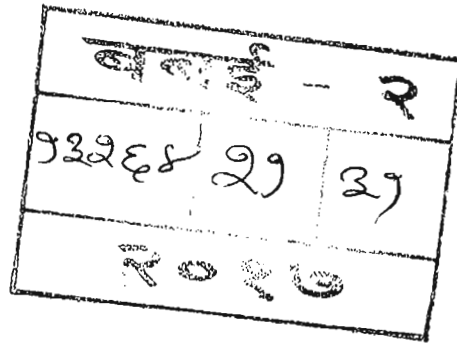
(Authorized Signatory)

I confirm and accept  
Purchaser

Mr. Vaibhav Singh

We confirm and accept  
Proposed Transferee

Sangeeta Mahendra Jain



Mahendra Nagraj Jain

Mahendra Nagraj Jain



TARY  
S. M. H. ZAINI  
M... ..  
GC

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2793/FS/PL/AP

COMMENCEMENT CERTIFICATE

13 JUN 2012  
SALE BLDG.

To,  
M/s. Esque Finmark Pvt.Ltd.  
9/A, Chunarwalla Compound, Patel Tank Rd,  
Ambewadi, Kala Chowky, Mumbai 400 033.

13 JUN 2012

Sir,

With reference to your application No. 031 dated 28/05/2012 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_

C.T.S. No. 11/124(pt) \* of village \_\_\_\_\_ T. P. S. No. \_\_\_\_\_  
ward F/S situated at alongwith contiguous non-slum plot C.S. 12/124(pt)&14/124 of Parel Sewree Division, Kala Chowky at G.D.Ambekar Road, Kala Chowky.

\*&12/124(pt)

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/1201/FS/PL/APLCI dt.23/05/2012  
IOA U/R No. SRA/ENG/2793/FS/PL/AP dt. 07/06/2012

and on following conditions.

1. The land vacated in consequence of endorsement of the setback ~~and road widening line shall~~ form part of the Public Street.
2. That no new building or part thereof shall be occupied or ~~allowed to be occupied or used~~ or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall ~~remain valid for one year from~~ be ~~commenced~~ within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-  
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.  
(b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.  
(c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

Stamp: 13 JUN 2012  
SALE BLDG.



The C.E.O. (SRA) has appointed Shri. D.V.Pawar  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said act.

This C.C. is granted for work up to ~~\*\*\*\*\*~~ Top of basement slab.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

*D.V.Pawar*  
Executive Engineer (SRA)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



SRA/ENG/2793/FS/PL/AP 7 AUG 2012

This c.c. is further re-endorsed as per last amended plans issued on 31/07/2012

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२०१७		

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/2793/FS/PL/AP 7 NOV 2012

This c.c. is further re-endorsed as per approved Amended plans issued on 07/11/2012.

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/2793/FS/PL/AP 14 DEC 2012

This c.c. is further re-endorsed as per approved Amended plans issued on 13/12/2012.



*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/2793/FS/PL/AP 10 JAN 2014

This c.c. is further extended up to top of 5<sup>th</sup> floor of west tower of sale bldg. as per approved plans issued on 13/12/2012

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

13 NOV 2015 SRA/ENG/2793/FS/PL/AP 10 NOV 2015

This c.c. is re-endorsed as per approved Amended plan issued on 24/11/2015

*[Signature]*  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/2793/F5/PL/AP 4 FEB 2016

This c.c. is re-endorsed for 5<sup>th</sup> podium & club House & from 6<sup>th</sup> residential floor to 52<sup>nd</sup> floors & further extended up to full height i.e. 64<sup>th</sup> floor & up to lift machine room & O.H.W.T. of wing "B" (west tower) of sale bldg. as per approved plans dated 24/11/2015.

*ME* 04/02/16  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2793/F5/PL/AP 18 JAN 2017

This c.c. is further extended from 6<sup>th</sup> floor

to 23<sup>rd</sup> floor of East Tower (wing "A") of sale bldg. as per approved plans dated 24/11/2015



*Antoni* 18.01  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2793/F5/PL/AP

23 AUG 2017

This c.c. is re-endorsed as per amended plans approved and issued on 25/07/2017

*R. Mani* 23/8/17  
Executive Engineer  
Slum Rehabilitation Authority

वसति - २		
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२०२७		



NOTION

## गावाचे नाव : 1) परेल-शिवडी

(1)विलेखाचा प्रकार करारनामा

(2)मोबदला 28700604

(3) बाजारभाव(भाडेपट्ट्याच्या

बाबतितपट्टाकार आकारणी देतो की  
पट्टेदार ते नमुद करावे)(4) भू-मापन,पोटहिस्सा व  
घरक्रमांक(असल्यास)1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ११०१, माळा नं:  
११वा मजला, इमारतीचे नाव: लोढा व्हेनेज़िया टॉवर वेस्ट, ब्लॉक नं: जी डी  
आंबेकर मार्ग , रोड नं: काळाचौकी मुंबई 400033 , इतर माहिती: सोबत १  
कार पार्किंग क्षेत्र ११.१५चौ.मी.(( C.T.S. Number : ११/१२४(पार्ट) ; ))

(5) क्षेत्रफळ 1) 93.01 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:-क्रोना रियॅलिटीस प्रा.लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी  
केसरकर वय:-42; पत्ता:-प्लॉट नं: १००२ , माळा नं: १०वा मजला , इमारतीचे नाव: रुषभ  
अपार्टमेंट , ब्लॉक नं: डॉ.पारेख स्ट्रीट प्रार्थना समाज एच.एन.हॉस्पिटल मुंबई, रोड नं: - , .  
पिन कोड:-400004 पॅन नं:-AAECK0290K(8)दस्तऐवज करून घेणा-या  
पक्षकाराचे व किंवा दिवाणी  
न्यायालयाचा हुकुमनामा किंवा आदेश  
असल्यास,प्रतिवादिचे नाव व पत्ता1): नाव:-वैभव - सिंह वय:-35; पत्ता:-प्लॉट नं: डी-६/२१, माळा नं: -, इमारतीचे नाव: वसंत  
विहार, ब्लॉक नं: न्यू दिल्ली, रोड नं: -, दिल्ली, दक्षिण पश्चिम दिल्ली. पिन कोड:-110057  
पॅन नं:-ABAPG9588N

(9) दस्तऐवज करून दिल्याचा दिनांक 04/01/2013

(10)दस्त नोंदणी केल्याचा दिनांक 01/02/2013

(11)अनुक्रमांक,खंड व पृष्ठ 538/2013

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 1435510

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000



(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला

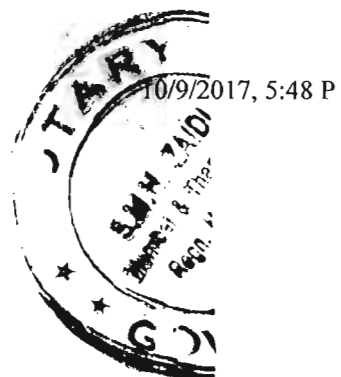
तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :- :

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

बलई - २
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खर्च - २  
 १३२६४२६३९  
 २०२०

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

VAIBHAV SINGH  
 VIRENDRA SINGH  
 03/01/1978  
 Permanent Account Number  
 ABAPG9588N

*Vibhav Singh*  
 Signature



*Vibhav Singh*



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AAXPS6975K

नाम / NAME  
 SANGEETA SOLANKI

पिता का नाम / FATHER'S NAME  
 RAJMALJI TAMKA

जन्म तिथि / DATE OF BIRTH  
 21-10-1972

हस्ताक्षर / SIGNATURE  
*Sangeeta*

*R. Singh*  
 आयकर निदेशक (पद्धति)  
 DIRECTOR OF INCOME TAX (SYSTEMS)


*Sangeeta*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AAHPJ7355A

नाम / NAME  
 MAHENDRA JAIN

पिता का नाम / FATHER'S NAME  
 NAGRAJ JAIN

जन्म तिथि / DATE OF BIRTH  
 14-12-1965

हस्ताक्षर / SIGNATURE  


*R. Singh*  
 आयकर निदेशक (पद्धति)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

*Mahendra Jain*



बलिया - २  
 १३२६४२८ ३१  
 २०१७

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 DILIP RAMJATAN YADAV  
 भारत सरकार  
 GOVT. OF INDIA  
 RAMJATAN RAMLAKHIN YADAV  
 15/09/1985  
 Permanent Account Number  
 ABQPY4711P  
 Dilip Yadav  
 Signature  
 25052006

*Dilip*

Address of Witness

ASHOK J. BALIYA  
 CHARTERED ACCOUNTANT  
 1, Gala Tower,  
 Bhai Bal Mukund Road,  
 Chinchpokli (E), MUMBAI - 400 012.



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 RAHUL BABAN WALANJ  
 भारत सरकार  
 GOVT. OF INDIA  
 BABAN DHANAJI WALANJ  
 12/08/1986  
 Permanent Account Number  
 AAWPW0437B  
 Rahul Walanj  
 Signature  
 25112006

*Rahul*



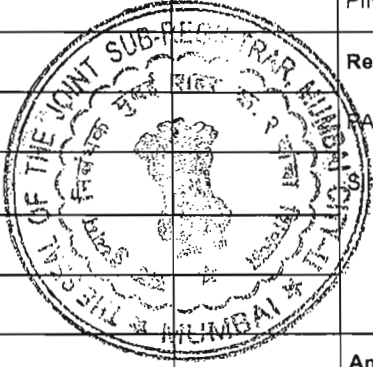


CHALLAN  
MTR Form Number-6

चलान - २	
१३२४६	२८ ३९
२०२७	

GRN	MH006149515201718M	BARCODE			Date	09/10/2017-13:30:56	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)							
		PAN No.(If Applicable)	AAXPS6975K						
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2	Full Name	Mrs Sangeeta Mahendra Jain						
Location	MUMBAI	Flat/Block No.	Unit no. 1101, 11th Floor, West Tower of Lodha						
Year	2017-2018 One Time	Premises/Building	Venezia						
Account Head Details		Amount In Rs.							
0030045501	Stamp Duty	1625000.00	Road/Street	Parel Tank Road (now known as G.D. Ambekar Road), Mumbai					
0030063301	Registration Fee	30000.00	Area/Locality	834 sq. ft. of Carpet Area					
			Town/City/District						
			PIN	4	0	0	0	3	3
		Remarks (If Any)		PAN2=ABAPG9588N~SecondPartyName=Mr Vaibhav Singh~CA=32500000~Marketval=22270000					
		Amount In	Sixteen Lakh Fifty Five Thousand Rupees Only						
Total		16,55,000.00	Words						
Payment Details			FOR USE IN RECEIVING BANK						
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572017100944234	CPB1126770			
Cheque/DD Details			Bank Date	RBI Date	09/10/2017-00:00:00	Not Verified with RBI			
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA				
Name of Bank			Scroll No. , Date		484 , 10/10/2017				
Name of Branch									

DEFACED  
₹ 1655000.00  
DEFACED



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9820561667  
सदर चलान केवल दयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Challan Defaced Details  
VIGNA  
T. S. INDIA

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(18) 319 320	0003436927201718	10/10/2017-14:58:37	IGR183	30000.00

Sangeeta

GRN : MH006149515201718M Amount : 16,55,000.00

Bank : STATE BANK OF INDIA

Date : 09/10/2017-13:30:56

2	(iS)-319-13264	0003436927201718	10/10/2017-14:58:37	IGR183	1625000.00
<b>Total Defacement Amount</b>					<b>16,55,000.00</b>



319/13264

मंगळवार, 10 ऑक्टोबर 2017 3:04 म.नं.

दस्त गोषवारा भाग-1

बबइ2

दस्त क्रमांक: 13264/2017

30

दस्त क्रमांक: बबइ2 /13264/2017

बाजार मुल्य: रु. 2,21,08,147/- मोबदला: रु. 3,25,00,000/-

भरलेले मुद्रांक शुल्क: रु.16,25,000/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

पावती:14921

पावती दिनांक: 10/10/2017

अ. क्रं. 13264 वर दि.10-10-2017

सादरकरणाराचे नाव: संगीता महेंद्र जैन

रोजी 2:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 620.00

पृष्ठांची संख्या: 31

Sangeeta

दस्त हजर करणाऱ्याची सही:

एकुण: 30620.00

सह दुय्यम निबंधक, मुंबई-2

सह दुय्यम निबंधक, मुंबई-2

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्षा क्रं. 1 10 / 10 / 2017 02 : 52 : 38 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 10 / 10 / 2017 02 : 53 : 16 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

मला या नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
आवेदन केले आहे. \* दस्त फीस संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व  
दस्त कायदा यांचे संपूर्ण जबाबदारी आहे. \* दस्ताची सत्यता, वैधता  
व साक्षीदारांचे संपूर्ण जबाबदारी हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

Sangeeta

लिहून घेणारे:



Handwritten signature or mark.

Faint, illegible text in the center of the page, possibly bleed-through from the reverse side.

Handwritten text in the bottom right corner, including the number "24" and other illegible markings.



10/10/2017 3 06:51 PM

दस्त गोपवारा भाग-2

बवइ2

दस्त क्रमांक:13264/2017

37

दस्त क्रमांक :बवइ2/13264/2017

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संगीता महेंद्र जैन पत्ता:ए-604, -, माणेक कुंज, जैन टेम्पलच्या समोर, डॉ. एस. एस. राव रोड, लालबाग, वेस्ट स्टाफ कॉर्टर्स, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAFPS6975K	लिहून घेणार वय :-45 स्वाक्षरी:- <i>Sangeeta</i>		
2	नाव:महेंद्र एन. जैन पत्ता:प्लॉट नं: ए-604, माळा नं: -, इमारतीचे नाव: माणेक कुंज, ब्लॉक नं: -, रोड नं: डॉ. एस. एस. राव रोड, लालबाग, महाराष्ट्र, मुंबई. पॅन नंबर:AAHPJ7355A	लिहून घेणार वय :-52 स्वाक्षरी:- <i>Mahendra</i>		
3	नाव:वैभव - सिंह पत्ता:प्लॉट नं: डी-6/21, माळा नं: -, इमारतीचे नाव: वसंत विहार, ब्लॉक नं: -, रोड नं: न्यू दिल्ली, दिल्ली, दक्षिण पश्चिम दिल्ली. पॅन नंबर:ABAPG9588N	लिहून घेणार वय :-39 स्वाक्षरी:- <i>Vibhav</i>		

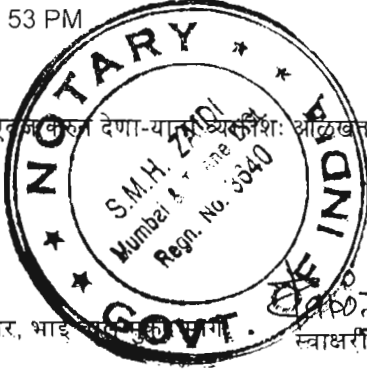
वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्रा क्र.3 ची वेळ:10 / 10 / 2017 02 : 54 : 53 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-या पक्षकारांशी ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राहुल बवन् वाळज वय:31 पत्ता:शॉप नं. 1, तळमजला, गाला टॉवर, भाई बाल मुकुंद मार्ग, चिंचपोकळी - पुर्व, मुंबई पिन कोड:400012	लिहून घेणार वय :-31 स्वाक्षरी:- <i>Rahul</i>		
2	नाव:दिलीप रामजतन यादव वय:32 पत्ता:शॉप नं. 1, तळमजला, गाला टॉवर, भाई बाल मुकुंद मार्ग, चिंचपोकळी - पुर्व, मुंबई पिन कोड:400012	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Dilip</i>		



शिक्रा क्र.4 ची वेळ:10 / 10 / 2017 02 : 55 : 33 PM

शिक्रा क्र.5 ची वेळ:10 / 10 / 2017 02 : 55 : 46 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, मुंबई-2

EPayment Details

Epayment Number  
MH006149515201718M



Defacement Number  
0003436927201718

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प्रमाणित करणेत येते की

दस्तामध्ये एकूण ..... 37 ..... पाने आहेत

पुस्तक क्रमांक २, बवइ-२/१३२६४/२०१७

नोंदला.

10 OCT 2017

दिनांक

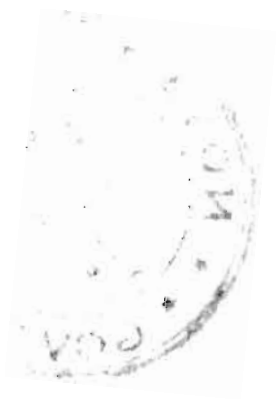
सह. दुय्यम निबंधक, मुंबई शहर-२.

TRUE COPY  
ATTESTED BY

S. M. H. ZAIDI  
NOTARY  
Government of  
Mumbai & Th

12 OCT

10.11.77



ATTACHED BY  
TR 38 COPY