

318/6219  
Wednesday, June 01, 2022  
11:25 AM

पावती

2804  
Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 7433 दिनांक: 01/06/2022

गावाचे नाव: परेल-शिवडी  
दस्तऐवजाचा अनुक्रमांक: बबई-1-6219-2022  
दस्तऐवजाचा प्रकार: ऑग्रीमेंट दू सेल  
सादर करणाऱ्याचे नाव: . प्रवीणकुमार मगनलाल जैन

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 680.00  
पृष्ठांची संख्या: 34  
एकूण: रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:41 AM ह्या वेळेस मिळेल.

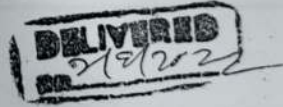
*Signature*  
दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 21005166/-  
मोबदला रु. 21000000/-  
भरलेले मुद्रांक शुल्क : रु. 243400/-

सह दुय्यम निबंधक  
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: DHC रकम: रु. 680/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2605202220323 दिनांक: 01/06/2022  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002139445202223P दिनांक: 01/06/2022  
बँकेचे नाव व पत्ता:

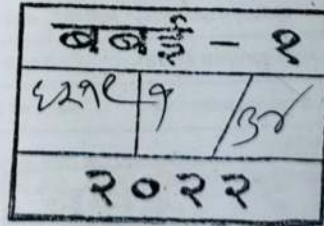
*Signature*



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Value ID	202205256486			25 May 2022,04:25:21 PM		
मूल्यांकन वर्ष	2022					
जिल्हा	मुंबई (मेन)					
मूल्य विभाग	11-परळ, शिवडी डिवीजन					
उप-मूल्यांकन क्षेत्र	11/84 भूभाग: पूर्वेस बॅरीस्टर नाथ पै मार्ग, दि. जिवराज मार्ग, रफी अहमद किडवाई मार्ग, पश्चिमेस जी.डी. अंबेकर मार्ग, उत्तरेस जैरबाई वाडीया मार्ग यांमधील भूभाग.					
मूल्यांकन नंबर	सि टी एस नंबर 185					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनावे एकक	
खुली जमीन	217540	250170	271920	217540	चौरस मीटर	
मूल्यांकन क्षेत्र (Built Up)	91 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	12 वर्ष	मूल्यदर/बांधकामाचा दर.	Rs 217540/-	
उद्दवाहन सुविधा.	आहे	मजला.	21st floor To 30th floor			
रस्ता सन्मुख.						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ		= 115% apply to rate= Rs.250171/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) - खुल्या जमिनीचा दर				
		= (( (250171-88960) * (88 / 100) ) + 88960)				
		= Rs 230826/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 230826 * 91				
		= Rs.21005166/-				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बाल्कनी + मेकेनिकल वाहनतळ				
		= A + B + C + D + E + F + G + H + I + J				
		= 21005166 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
		= Rs.21005166/-				

Home

Print



Regi office



CHALLAN  
MTR Form Number-6

GRN	MH00213944520223P	BARCODE			Date	20/05/2022-14:36:13	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable) AADPJ3236G				
Office Name BOM1 MUMBAI CITY 1 SUB REGISTRAR				Full Name MR PRAVINKUMAR MAGANLAL JAIN AND OTHERS				
Location MUMBAI				Fiat/Block No. FLAT NO. 2804, 28TH FLOOR, KINGSTON				
Year 2022-2023 One Time				Premises/Building TOWER				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				243400.00				
0030063301 Registration Fee				30000.00				
				Road/Street PAREL TANK ROAD, G D AMBEKAR MARG				
				Area/Locality MUMBAI				
				Town/City/District				
				PIN 4 0 0 0 3 3				
				Remarks (If Any)				
				PAN2=AAACR1841F~SecondPartyName=MESSRS CALVIN				
				ASSOCIATES PRIVATE LIMITED-				
				Amount In Two Lakh Seventy Three Thousand Four Hundred Rupee				
Total				2,73,400.00 Words s Only				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN Ref. No. 10000502022052001888 7533215700618				
Cheque/DD No.				Bank Date RBI Date 20/05/2022-14:37:09 Not Verified with RBI				
Name of Bank				Bank-Branch STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date Not Verified with Scroll				

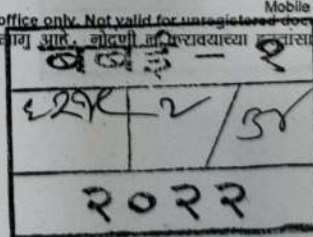
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. :

9821076725

सदर चलान केवल दस्तावेज निलंबक कार्यालय में ही पंजीकृत होना आवश्यक है। अन्यथा, नोंदणी न करवाया गया दस्तावेज सदर चलान लागू नहीं।







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

2605202220323

Receipt Date 01/06/2022

received from MR PRAVIN M JAIN, Mobile number 6392206437, an amount of Rs. 680/-, towards Document Handling Charges for the Document to be registered on Document No. 6219 dated 01/06/2022 at the Sub Registrar office S.R. Mumbai City 1 District Mumbai District.

DEFACED

₹ 680

DEFACED

**Payment Details**

Bank Name IBKL

Payment Date 26/05/2022

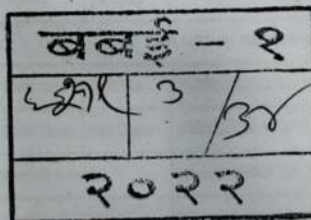
Bank CIN 10004152022052607618

REF No. 2765177298

Deface No 2605202220323D

Deface Date 01/06/2022

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



CHALLAN  
MTR Form Number-6



GR No. 19400213944520223P	BARCODE	Date 20/05/2022-14:38:13	Form ID 25.2
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Payer Details	
TAX ID / TAN (If Any)		AADPJ3236G	
PAN No. (If Applicable)		AADPJ3236G	
Full Name		MR PRAVINKUMAR MAGANLAL JAIN AND OTHERS	

Location MUMBAI	Flat/Block No.	FLAT NO. 2804, 28TH FLOOR, KINGSTON TOWER
Year 2022-2023 One Time	Premises/Building	TOWER

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030045501 Stamp Duty	243400.00	PAREL TANK ROAD, G D AMBEKAR MARG	MUMBAI		4 0 0 0 3 3	PAN2=AAACR181F-SecondPartyName=MEASARS ASSOCIATES PRIVATE LIMITED-2022
0030063301 Registration Fee	30000.00					
Total	2,73,400.00	Words	s Only			Amount in Two Lakh Sixty Three Thousand Four Hundred Rupees

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	10000502022052001888	7533215700618	
Cheque/DD No.	Bank Date	RBI Date	20/05/2022-14:37:09	23/05/2022	
Name of Bank	Bank-Branch	STATE BANK OF INDIA			
Name of Branch	Scroll No. , Date	1009479 , 23/05/2022			

Department ID :  
NOTE:- This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल मुंबई नगरपालिका क्षेत्रीय कार्यालयीन दस्तावेजी लागू आहे. नोंदणी न करवावयाच्या दस्तावेजादी सदर चलन लागू नाही.  
Date: 2022-05-20 11:26:13  
Reason: G. H. Ambekar  
Document  
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement Date	Userid	Defacement Amount
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Print Date 01-06-2022 11:26:13

GRN : MH002139445202223P Amount : 2,73,400.00

Bank : STATE BANK OF INDIA

Date : 20/05/2022-14:00:00

1	(IS)-318-6219	0001401305202223	01/06/2022-11:25:19	IGR182	30000.00
2	(IS)-318-6219	0001401305202223	01/06/2022-11:25:19	IGR182	243400.00
Total Defacement Amount					273400.00



Validity unknown

Digitally signed by  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.06.01  
11:26:11  
Reason: GTS Secure  
Document  
Location: India





बवई - १	
६२८५	३०
२०२२	

## SALE AGREEMENT

THIS SALE AGREEMENT made and entered into at Mumbai this 26<sup>th</sup> day of May 2022, Between ,

M/s. Calvin Associates Pvt. Ltd. a Company Registered and incorporated under the provisions of Companies Act 1956 (as amended up-to-date )having CIN no. U51100MH1985PTC038339 , and PAN no. AAACR1841F having Registered office at 107, Niranjan, 99, Marine Drive, Mumbai – 400 002, represented through its authorized Director (copy of resolution of extract of minutes dated 25.04.2022 is annexed hereto) **Mr. Kausshal Kanhayalal Bagadia** age 48 years having PAN No.AADPB1550B and Aadhar No.407876424282 and hereinafter referred to as the **"Transferors / Vendors "**(which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include for time being its respective Directors and their servants agent representatives, successors in title, executors, administrators and assigns) of the **ONE PART**

AND

1. **Mr. Pravinkumar Maganlal Jain**, age 44 years having PAN No. AADPJ3236G , Aadhar Card No. 422367504694 2. **Mrs. Reena Pravinkumar Jain**, age 42 years having PAN No. ADNJP6993K , Aadhar Card No. 553371505347 and 3. **Mrs. Otibai Maganlal Jain**, age 68 years having PAN No. AGLPJ6224G , Aadhar Card

*[Signature]*  
Vendors



*[Signature]*

*[Signature]* ओटी बाई  
Purchasers

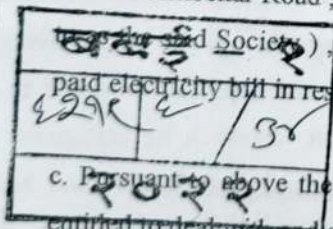
No. 863642035193 also of Mumbai, Adults, Indian Inhabitants having address at 1601 AND 1602, 16<sup>TH</sup> Floor, 183/185, Kingston Tower, GD Ambekar Road, Kalachowki, Mumbai - 400 033 hereinafter called "The Transferees/ Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators) of the **SECOND PART**

### WHEREAS:

a. M/s. Siroya Developers being Developer had executed the Agreement for Sale dated 31<sup>st</sup> July 2020 in favour of Transferors/ Vendors, sold, conveyed and transfer the Flat No.2804 on the 28<sup>th</sup> floor, in the building known as "Kingston Tower" admeasuring 75.84 sq. mts. (carpet area) i.e. 91 sq. mts. Built up area on land bearing C.S No 185 (part) Parel Sewree Division situated at Parel Tank Road, GD Ambekar Marg, Mumbai - 400 033, (hereinafter referred to as the **said Flat**) (more particularly described in the schedule hereunder written) for the consideration and covenants mentioned in the said Agreement for Sale dated 31<sup>st</sup> July 2020 which was duly registered under Sr. No. BBE/3/4225/2020 on 31.07.2020, Copy of Index II of said Agreement for Sale is annexed hereto. The said Agreement was having Investor clause and present vendors are legally entitled to avail the benefit of the same.



The Transferors/ Vendors had become member of Kingston Co Op. Housing Society Ltd. (Registration No. MUM/SRA/HSG/TC/12560 OF 2014), having address at G.D. Ambekar Road, Parel Tank Road, Mumbai - 400 033 (herein after referred to as the **Society**), copy of last paid Maintenance bill issued by society and last paid electricity bill in respect of the said Flat is annexed.



c. Pursuant to above the present Transferors/Vendors are absolutely free and legally entitled to deal with and dispose of the same and to sell, assign and transfer their right, title and interest in the said Flat.

d. Transferors/ Vendors herein sold, assigned and transferred all their rights title and interest derived to them in accordance with law and as per said Agreement dated 31.07.2020 in the said Flat and as being member of the said society to the Transferees/

*K. Jagodis*  
Vendors



*P. J.*

*face*  
Purchasers

*30/07/2020*



Purchasers herein and the Transferees/Purchasers herein purchased the same from Transferors/ Vendors herein the said Flat No.2804 on the 28<sup>th</sup> floor, in the building known as " Kingston Tower" admeasuring 75.84 sq. mts. (carpet area ) i.e. 91 sq. mts. built up area on land bearing C.S No 185 (part) Parel Sewree Division situated at Parel Tank Road, GD Ambekar Marg , Mumbai - 400 033 having clear and marketable title and after relying on the Transferors/ Vendors specific covenants mentioned hereunder (i.e. Clause No.1 onwards) for the total consideration of Rs.2,10,00,000/- ( Rupees Two Crores Ten Lacs Only) ( less applicable TDS) and shall be payable in the manner as mentioned hereunder , Transferors/ Vendors has obtain NDC ( No Due certificate ) / NOC ( No Objection Certificate ) from the said society , copy of same is annexed hereto . Transferors/ Vendors are holders of 20 (Twenty) fully paid up shares of Rs.50/- each evident by Share Certificate No. 169 having Member's Register No. 192 bearing distinctive No. 1671 to 1690 (both inclusive) issued by the said society on 04.05.2022. (herein after refer to as the said Share ) (copy of same is annexed hereto).

e. The Parties have held detailed negotiations and have agreed to the terms and conditions for the sale of the Flat with membership right in the said society to the Transferees/ Purchasers which are recorded in this Agreement which the Parties are executing.

**NOW THEREFORE**, In consideration of the foregoing the parties have agreed on the following terms and conditions

1. Sale Agreement . :

The Vendors hereby sold to the Purchasers and the Purchasers hereby purchased from the Vendors relying on all representation and covenants mentioned in this agreement by Vendors , the said Flat and said shares along with all its right, title and interest .

2. Schedule of Payment :The said consideration Rs.2,10,00,000/- ( Rupees Two Crores Ten Lacs Only) ( less applicable TDS of Rs.2,10,000/- ) is payable as under to the Vendors by cheques/ RTGS .

2.1 Rs.21,60,000/- (Rupees Twenty One Lacs Sixty Thousand only) has been paid by the Transferees/Purchasers in favour of Transferors/Vendors on or

*[Signature]*

Vendors



*[Signature]*

Purchasers

*[Signature]* ओडीवाडे

before the execution hereof, the payment and receipt whereof the Transferors doth hereby admits and acknowledges;

- 2.2 And balance payment of Rs.1,86,30,000/- ( Rupees One Crores Eighty Six Lacs Thirty Thousand ) paid upon execution and Registration of this Agreement as the Purchasers are availing bank loan facility .

2.3 POSSESSION

On receipt of entire consideration as mentioned herein above, Vendors handed over quite, vacant and peaceful possession of the said flat to Transferees/Purchasers.

3. Freedom from encumbrances-

- 3.1 The Transferors/ Vendors represents to the Purchasers and warrants in terms set out hereto (the "Representations And Warranties") and the Purchasers are for the purposes of this transaction relying upon the Representations And Warranties of the Vendors. Each of the Representations and Warranties of the Vendors as set out hereunder written is to be construed independently of others and is not limited by reference to any of the other Representations and Warranties.



Vendors are aware that on the basis of the Representations and Warranties, the Purchasers have agreed to purchase the Flat and said shares free from encumbrances from the Vendors.

The Vendors agrees to deal with and clear, at their own cost and expenses, any claim on title of the vendors at any time the same are brought forward by any third party and or any other person, or any encumbrance pertaining to the period prior to this agreement of sale.

<p>७७३</p> <p>७७३</p> <p>७७३</p>	<p>(Being the Representations and Warranties of the Vendor)</p> <p>The Vendors declares, confirms, covenants, and warrants with the Purchasers as follows:-</p> <p>७७३</p>
----------------------------------	--

That the Vendors are the absolute owners of the Flat and of the said shares and except them no body else have got any right, title and / or interest in the said flat and said shares;

- 4.2 There is no agreement, arrangement or understanding of any nature whatsoever entered into by the Vendors with any person for the sale or transfer in any manner of the Flat and said shares or any part thereof, nor have the Vendors created or contracted to create any right, title or interest

*K. Nagade*

Vendors



*For*

*Seen*

*ओरीवार*

Purchasers



in favour of any other person nor they have done or committed to do any acts, deeds, things or matters whereby or by means whereof the Flat and said shares or any part thereof is or can be adversely affected and/or seriously prejudiced;

4.3 The Said Flat is in the possession of the Vendors alone. There is no tenant, sub-tenant, licensee, paying guest or occupant in the Premises or any part thereof;

4.4 No third party has any right, title, interest, demand or claim over or to the flat thereof by way of sale, assignment, gift, mortgage, lease, tenancy, sub-tenancy, license, paying guest accommodation, occupation, possession, succession, inheritance, maintenance, trust, first right of refusal, lien, charge, co-parcenary rights or otherwise howsoever;

4.5 The Vendors has not created any lien, charge or any encumbrance whatsoever on the Flat and said shares or any part thereof and that the Flat and said shares or any part thereof are not the subject matter of any lis pendens/litigation nor is the same or any part thereof attached before judgment or in execution of any decree and or any order ;

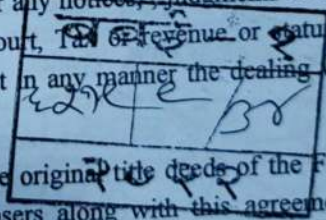
4.6 That the Flat and said shares or any part thereof is not attached either before or after judgment or at the instance of any Taxation Authorities or any other Authorities;

4.7 That there are no pending tax dues or any notices, judgments or decrees or order passed or issued by any Court, Tax or revenue or statutory or administrative authorities that restrict in any manner the dealing with or the sale of the Flat and said shares;

4.8 The Vendors are in possession of the original title deeds of the Flat and will hand over the same to Purchasers along with this agreement for availing home loan by purchasers from bank ;

The Flat is free of all encumbrances and that the Vendors has good right, full power and absolute authority to sell the same;

The Vendors indemnify and keep always indemnified the Purchasers and their heirs, executors, administrators and assigns in the event he/she/they suffers any loss or damage due to any demands or claims by way of, mortgage, inheritance, successions, sale, exchange, possession, lien, gift, trust / litigation, being brought forward at any time by any third party with respect to the said flat and



*R. Bagade*  
Vendors



*R. J.*

*for* ओपीनर  
Purchasers

said shares pertaining to a period prior to this agreement for sale. For the purpose of this indemnity clause an additional stamp duty of Rs.500/- is paid.

6. The Vendors shall not induct any person into the Flat nor part with possession thereof to any person other than the Purchasers in terms of this Agreement.

7. **Obligations of the Vendors-**

7.1 Any encumbrance/ third party claims on the said flat pertaining to the period before the date of this agreement shall be dealt with and cleared by the Vendors before the completion of the sale.

7.2 Against receipt of the payment as mentioned in clause 2.1 hereof, the Vendors shall-

7.2.1 execute and register all deeds/ documents required for effectually conveying and transferring the Flat and said shares in favour of the Purchasers and for perfecting his title thereto;

7.2.2 execute a Special Power of Attorney in favour of one of Purchaser in respect of the said flat and said shares only.

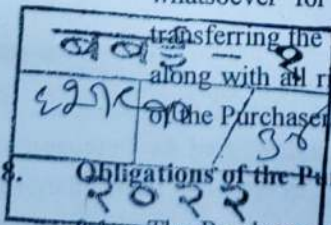
7.2.3 execute and hand over to the Purchasers a letter addressed to the Electric Company requesting them to transfer the electric meter in respect of the flat to the name of the Purchasers and/or nominee.

7.2.4 hand over to the Purchasers vacant and peaceful possession of the said flat on receipt of full consideration as mentioned in this agreement.

The Vendors undertakes that on receipt of the entire consideration, the Vendors shall at the request and cost of the Purchasers or their heirs, executors, administrators, successors, assigns or counsel in law, the Vendors shall do and execute and/or procure or cause to be done, executed or procured all documents and such deeds and writings whatsoever for the assurance in law and better and more perfectly transferring the rights, title, interest and benefit in the Flat and said shares along with all rights of the Vendors in the Society to the use and benefit of the Purchasers as aforesaid.

8. **Obligations of the Purchasers -**

8.1 The Purchaser shall pay the Vendors the sale price as mentioned in this Agreement.



*K. Bagade*

Vendors



*[Signature]*

*[Signature]*

Purchasers

31/12/22



8.2 The Purchaser shall bear there part of outgoing & taxes of & pertaining to the Said Flat and said shares as applicable from the date of sale of agreement.

8.3 Shall deposit the TDS deducted to the credit of the vendor and issue the TDS certificate to the vendor.

**Outgoings & dues.**

8.1 All outgoing, dues and taxes of and related to the said Flat, whenever they arise, for the entire period upto the date of agreement of this sale are the liability of the Vendors alone and shall be borne and paid by the Vendors without demur or delay in addition to any amount payable in respect of the said Flat and said shares pertaining to any period prior to this sale agreement;

9.2 All outgoing, dues and taxes of and related to the Flat from the date of agreement of this sale shall be borne and paid by the Purchasers.

**10. Stamp duty and Registration charges and Society Transfer Fees.**

10.1 Stamp duty & registration charges payable on this sale shall be borne and paid by the Purchasers alone. The stamp duty already paid by Transferors/Vendors on the previous agreement shall be refunded to the Transferors/Vendors if the same is permitted by stamp/registration authorities.

11. **Time is of the essence.** It is agreed that the time for compliance by each Party of their respective obligations under this Agreement is of the essence of the contract.

12. **Tax Liability :** Notwithstanding anything contained herein above, each party is liable and bound to clear their own tax liability.

13. **Jurisdiction.** For the purpose of enforcement of any of the rights under this Agreement, the Courts in Mumbai shall have jurisdiction to the exclusion of all other courts.

**14. Miscellaneous-**

**Legal Fees.** Each Party shall bear and pay the fees of their respective advocates.

**Amendments.** No modification or amendment of this Agreement and no waiver of any of the terms or conditions hereof shall be valid or binding unless made in writing and duly executed by both Parties.



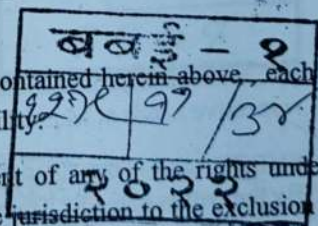
*K. Bagade*  
Vendor



*P. J.*

*P. J.*  
Purchaser

*ओरीगाई*



- 14.3 **Entire agreement.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter herein and supersedes and cancels any agreement, representation, understanding, arrangement, communication or expression of intent relating to the subject matter of this Agreement.
- 14.4 **Survival of Clauses.** Clauses of this Agreement which by their very nature survive this Agreement shall survive.
- 14.5 **Headings.** The descriptive headings of clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of this Agreement.

### : SCHEDULE:

(Description the Flat )

Flat No.2804 on the 28<sup>th</sup> floor , in the building known as “ Kingston Tower “ admeasuring 75.84 sq. mts. ( carpet area ) i.e. 91 sq. mts. Build up area on land bearing C.S No 185 (part) Parel Sewree Division situated at Parel Tank Road , GD Ambekar Marg , Mumbai – 400 033 the building is with lift facility having BMC property account No.

FS1400340480152.

वसुधैव कुटुम्बकम्	
22/12/08	OR
RORR	

~~IN WITNESS WHEREOF~~ the Parties have hereunto set and subscribed their respective hands at Mumbai on the day and year hereinabove written.

SIGNED AND DELIVERED

By the within named “ Transferors/Vendors ”

M/s. Calvin Associates Pvt. Ltd.  
Through authorized Director

Mr. Kaushal Kumar Bagadia



CALVIN ASSOCIATES PVT. LTD.

*K. Bagadia*  
Director



Purchasers



SIGNED AND DELIVERED  
By the within named "Transferees/Purchasers"



Mr. Pravinkumar Maganlal Jain



*Pravin*



Mrs. Reena Pravinkumar Jain



*Reena*



3. Mrs. Otibai Maganlal Jain

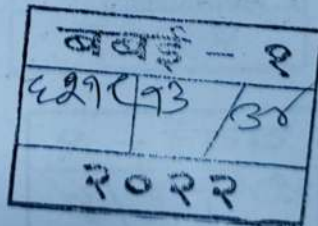
in the presence of the.....

*ओटीबाई*



Witness :

1. *Reena*
2. Ankit Mishra



### RECEIPT

Received of and from, Mr. Pravinkumar Maganlal Jain, Mrs. Reena Pravinkumar Jain and Mrs. Otibai Maganlal Jain following Cheques / RTGS of Rs.2,10,00,000/- (Rupees Two Crores Ten Lacs Only) (less applicable TDS of Rs.2,10,000/-) as payable vide para 2 herein above:-

- A. Rs.21,60,000/- (Rupees Eighteen Lacs Sixty Three Thousand only) (TDC deducted of Rs.2,10,000/-) by Cheques.  
B. Rs.1,86,30,000/- (Rupees One Crores Eighty Six Lacs Thirty Thousand only) on execution of this Sale Agreement.

Being full sale consideration in respect of sale of Flat No.2804 on the 28<sup>th</sup> floor, in the building known as "Kingston Tower" admeasuring 75.84 sq. mt. (carpet area) i.e. 91 sq. mts. Build up area on land bearing C.S No 185 (part) Parel Sewree Division situated at Parel Tank Road, GD Ambekar Marg, Mumbai - 400 033.

\*All payments are subject to its realization.



We say received

FOR: M/s. Calvin Associates Pvt. Ltd.

*[Signature]*  
DIRECTOR

(Transferors/Vendors)

Witness :

1. *[Signature]*

2. Anket mishra

वर्ग - २
२०२२/३०
२०२२



Vendors

Purchasers