

318/6221

पावती

2904

Original/Duplicate

Wednesday, June 01, 2022

नोंदणी क्र.: 39म

11:32 AM

Regn.: 39M

पावती क्र.: 7435 दिनांक: 01/06/2022

गावाचे नाव: परेत-शिवडी

दस्तऐवजाचा अनुक्रमांक: बबई-1-6221-2022

दस्तऐवजाचा प्रकार: ऑफ्रीमॅट दू सेल

सादर करणाऱ्याचे नाव: . . . रीना प्रवीणकुमार जैन

नोंदणी फी

रु. 30000.00

दस्ता हाताळणी फी

रु. 800.00

पुढाऱ्या संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, धुबनेल, प्रिंट, सूची-२, अंदाजे
11:48 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-१

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. 800/-

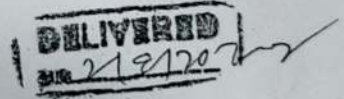
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2605202220636 दिनांक: 01/06/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002140110202223P दिनांक: 01/06/2022

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		25 May 2022,04:24:38 PM	
Valuation ID:	202205256475		
मूल्यांकन वर्ष (Year)	2022		
मूल्यांकन प्रकार (Type)	मुंबई (मेन)		
मूल्यांकन विभाग (Division)	11-परळ, शिवडी डिक्लीजन		
मूल्यांकन विवरण (Description)	11/84 भूभाग: पूर्वस बॅरीस्टर नाथ पै मार्ग, दि. जिवराज मार्ग, रफी अहमद किडवाई मार्ग, पश्चिमेस जी डी आंबेकर मार्ग, उत्तरेस जेरबाई वाडीया मार्ग यामधील भूभाग.		
मूल्यांकन क्रमांक (Serial No.)	सि टी एस. नंबर 185		
वापकचे मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
88960	217540	250170	271920
औद्योगिक	मोजमापनावे एकक		
217540	चौरस मीटर		
बांधीव क्षेत्राची माहिती	91 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका
बांधकाम क्षेत्र (Built Up)	1. आर सी सी	मिळकतीचे वय.	12 वर्ष
बांधकामाचे वर्गीकरण.	आहे	मजला -	21st floor To 30th floor
उद्दवाहन सुविधा.			
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 + गेजेट्नाईन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकॅनिकल वाहनताक		
	= A + B + C + D + E + F + G + H + I + J		
	= 21005166 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.21005166/-		

Home Print



बवई - १	
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२०२२	

CHALLAN
MTR Form Number-6

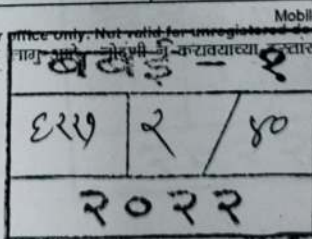
Page



GRN	MH00214010202223P	BARCODE	[Barcode]		Date	20/05/2022-14:44:13	Form ID	25.2
Department <i>Inspector General Of Registration</i>				Payer Details				
Type of Payment <i>Stamp Duty</i>				TAX ID / TAN (If Any)				
Type of Payment <i>Registration Fee</i>				PAN No.(If Applicable)		ADNPJ6993K		
Office <i>MUMBAI CITY 1 SUB REGISTRAR</i>				Full Name		MRS REENA PRAVINKUMAR JAIN AND OTHERS		
Location				Flat/Block No.		FLAT NO. 2904, 29TH FLOOR, KINGSTON TOWER		
Year				Premises/Building				

Account Head Details		Amount In Rs.	Road/Street		PAREL TANK ROAD, G D AMBEKAR MARG	
0030045501	Stamp Duty	243400.00	Area/Locality		MUMBAI	
0030063301	Registration Fee	30000.00	Town/City/District			
			PIN		4 0 0 0 3 3	
			Remarks (If Any)			
			PAN2=AAACR1841F-SecondPartyName=MESSRS CALVIN ASSOCIATES PRIVATE LIMITED AND OTHER-			
			Amount In			
			Two Lakh Seventy Three Thousand Four Hundred Rupee			
			Words			
			s Only			
Total		2,73,400.00				
Payment Details			FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA						
Cheque-DD Details						
Cheque/DD No.			Bank CIN	Ref. No.	10000502022052001921	6319420189918
			Bank Date	RBI Date	20/05/2022-14:44:29	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 in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निबंधक कार्यालय में ही प्रयोज्य है। अनियोजित दस्तावेजों के लिए यह चालन लागू नहीं है।

EARLY



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

2605202220636

Receipt Date 01/06/2022

Received from MRS REENA PRAVINKUMAR JAIN, Mobile number 9821076725, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 6221 dated 01/06/2022 at the Sub Registrar office S.R. Mumbai City 1 of the District Mumbai District.

DEFACED

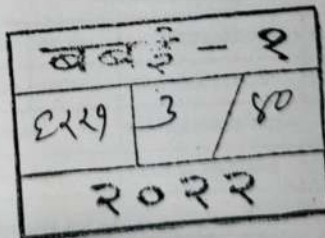
₹ 800

DEFACED

Payment Details

Bank Name IBKL	Payment Date 26/05/2022
Bank CIN 10004152022052607883	REF No. 2765179054
Deface No 2605202220636D	Deface Date 01/06/2022

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



GRN : MH002140110202223P Amount : 2,73,400.00

Bank : STATE BANK OF INDIA

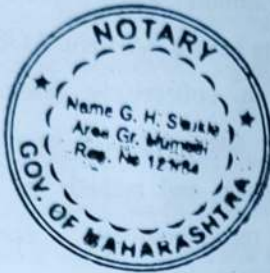
Date : 20/05/2022-14:44:13

1	(IS)-318-6221	0001401639202223	01/06/2022-11:32:11	IGR182	30000.00
2	(IS)-318-6221	0001401639202223	01/06/2022-11:32:11	IGR182	243400.00
Total Defacement Amount					2,73,400.00



Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI, 01/06/2022
Date: 2022.06.01
11:32:43
Reason: GIGASecure
Document
Location: India



वर्ग - २	
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२०२२	

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

2. M/s. Seksaria Industries Pvt. Ltd. a Company Registered and incorporated under the provisions of Companies Act 1956 (as amended up-to-date) having CIN no. U17120MH1948PTC006225, and PAN No. AAACS6145H having Registered office.

X. Bogard

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Vendors



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Purchasers

at 5th Floor, Seksaria Chambers 139, Nagiindas Master Road, fort, Mumbai - 400 001, represented through its authorized Signatory namely; Chief Accountant of Company (copy of resolution of extract of minutes dated 25.04.2022 is annexed hereto) Mr. Rajendra D. Makhana, age 70 years having PAN No. AGOPM4732H and Aadhar No.379622201728, hereinafter both collectively referred to as the

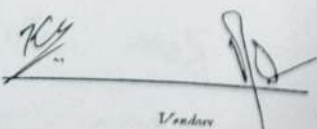
"Transferors / Vendors" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include for time being its Directors and their servants agent representatives, successors in title, administrators and assigns) of the **ONE PART**



1. Mrs. Reena Pravinkumar Jain age 42 years having PAN No. ADNPI6993K, Aadhar Card No. 553371505347 2. Mr. Pravinkumar Maganlal Jain age 44 years having PAN No. AADPI3236G, Aadhar Card No. 422367504694 and 3. Mrs. Otibai Maganlal Jain age 68 years having PAN No. AGLPI6224G, Aadhar Card No. 863642035193 also of Mumbai, Adults, Indian Inhabitants having address at a- 1601, AND 1602, 16TH Floor, 183/185, Kingston Tower, GD Ambedkar 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

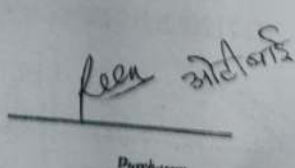
SECOND PART - 2	
E229	E / 80
WHEREAS:	
RORR	

a. M/s. Siroya Developers being Developer had executed the Agreement for Sale dated 31st July 2020 in favour of Transferors/ Vendors, sold, conveyed and transfer the Flat No.2904 on the 29th 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


Vendor






Purchaser

covenants mentioned in the said Agreement for Sale dated 31st July 2020 which was duly registered under Sr. No. BBE/3/4226/2020 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.

b. The Transferors/ Vendors had became 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 said 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.

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2022	

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/ Purchasers herein and the Transferees/ Purchasers herein purchased the same from Transferors/ Vendors herein the said Flat No.2904 on the 29th 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.2,07,00,000/- (Rupees Two Crores Seven 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 fully paid up shares of Rs.50/- each evident by Share Certificate No. 171 having Member's Register No. 193 bearing distinctive No. 1691 to 1710 (both inclusive) issued by the

[Signature]

Vendors



[Signature]

[Signature] *[Signature]*

Purchasers

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 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 agree to sell to the Purchasers and the Purchasers hereby agrees to purchase 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 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 Sale Agreement as the Transferees/Purchasers are availing bank loan facility

बल - 2
EX-29
2.3 POSSESSION
2022

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-

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



[Signature]
Vendors



[Signature]

[Signature]
Purchaser

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.

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

- 3.3 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 to the period prior to this agreement of sale.

(Being the Representations and Warranties of the Vendors)

4. The Vendors declares, confirms, covenants, and warrants with the Purchasers as follows:-

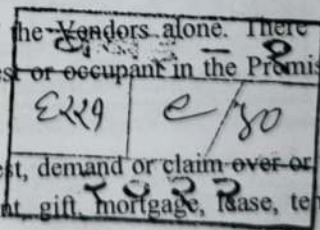
- 4.1 That the Vendors are the absolute owners of the Flat and of the said shares and except them no body else have got any right, title and / or interest in the said flat and the said shares;

- 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 the said shares or any part thereof, nor have the Vendors created or contracted to create any right, title or interest 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 the 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 or any part thereof and that the Flat and the said



K3
[Signature]

Vendors



[Signature]

[Signature]
[Signature]

Purchasers

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 the 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 the 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 ;
- 4.9 The Flat is free of all encumbrances and that the Vendors has good right, full power and absolute authority to sell the same;
5. 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 the said shares pertaining to a period prior to this agreement for sale. For the purpose of this indemnity clause a 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-

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



Vendors

Purchasers



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

7.3 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.

8.2 The Purchaser shall bear there part of outgoings & taxes of & pertaining to the Said Flat as applicable from the date of execution of Sale Agreement.


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

9. Outgoings & dues.

9.1 All outgoings, dues and taxes of and related to the said Flat, wherever 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 the said shares pertaining to any period prior to this sale agreement;

9.2 All outgoings, 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.



Vendors







Purchasers

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 vendor on the previous agreement shall be refunded to the vendor if the same is refunded from the stamp office.

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-**

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

14.2 **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.

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.

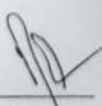
14.4 **Survival of Clauses.** Clauses of this Agreement which by their very nature survive this Agreement shall survive.

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 the Agreement.

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2022	



Vendor









Purchaser





: SCHEDULE:
(Description the Flat)

Flat No.2904 on the 29th 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.

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

Signed Sealed and Delivered
By the withinnamed

Mr. Kausshal Kanhayalal Bagadia
authorized Director of

1. M/s. Calvin Associates Pvt. Ltd
In the presence of _____

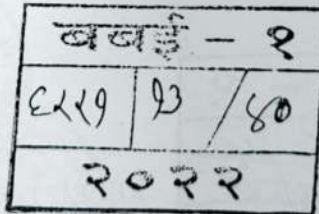
CALVIN ASSOCIATES PVT. LTD.

K. Bagadia
Director



Mr. Rajendra D. Makhana
authorized signatory Chief Accountant of

2. M/s. Seksaria Industries Pvt. Ltd.
In the presence of _____



Seksaria Industries Pvt. Ltd.
R. Makhana
Authorized Signatory



Purchasers

Vendors

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

1. Mrs. Reena Pravinkumar Jain

Reena



2. Mr. Pravinkumar Maganlal Jain

Pravin



3. Mrs. Otibai Maganlal Jain



in the presence of the.....

ओरी बाई

Witness :

1. Aniket Mishra

2. (Signature)

वचन - २	
६२२९	४४ / ४०



RECEIPT

Received of and from Mrs. Reena Pravinkumar Jain, Mr. Pravinkumar Maganlal Jain and Mrs. Otibai Maganlal Jain a sum 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.

(Signature) (Signature)
Vendors



(Signature)

Purchasers

Being full sale consideration in respect of sale of Flat No.2904 on the 29th 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

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

[Signature]
DIRECTOR

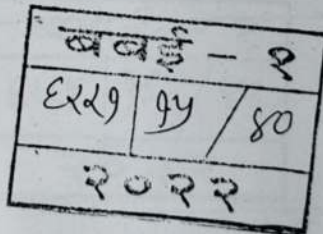
2. FOR: M/s. Seksaria Industries Pvt. Ltd.

[Signature]
Chief accountant
(Transferors/Vendors)

Witness :

1. *[Signature]* Ankita Mishra

2. *[Signature]*



[Signature]
Vendors



[Signature]

Durchsicht