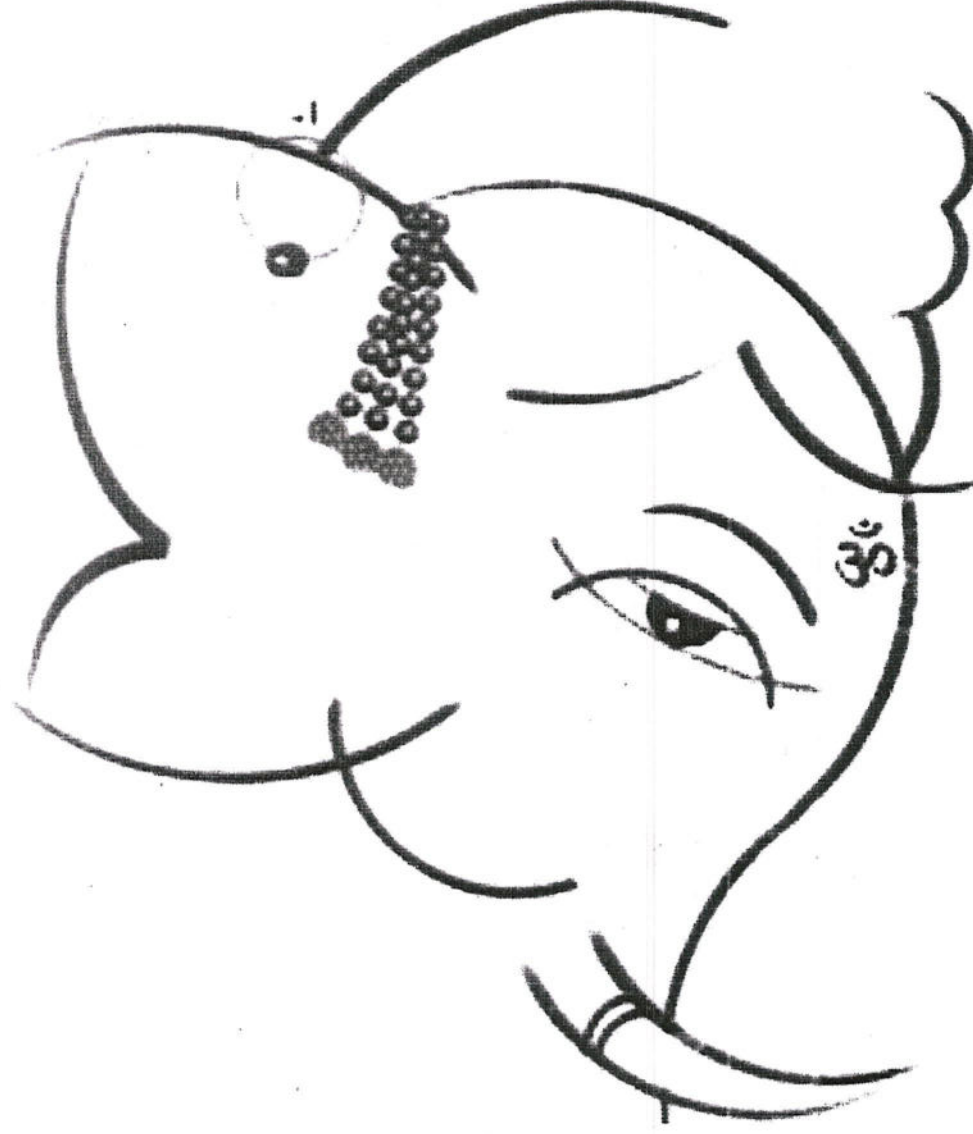


19/05/2022 @ 11:00

Andheri 1

॥ श्री ॥



SALE DEED

Unit No.1208 on 12th Floor (9th Floor as per the approved plan)
admeasuring 554 sq.ft. Carpet area equivalent to 51.49 sq.mtrs. area in the
building known as "LOTUS LINK SQUARE" situated at D.N. Nagar, New Link
Road, Andheri (West), Mumbai- 400 053 alongwith 1 Vehicle Parking Space.

322/7979

Thursday, May 19, 2022

1:40 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8866 दिनांक: 19/05/2022

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर1-7979-2022

दस्तावेजाचा प्रकार: सेल डीड

मादर करणाऱ्याचे नाव: सौमिल विरेन शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:58 PM ह्या वेळेस मिळेल.


सह. दुय्यम निबंधक, अंधेरी-क्र.-१,
मुंबई उपनगर जिल्हा

वाजार मूल्य: रु.3574239.12/-

मोबदला रु.3700000/-

भरलेले मुद्रांक शुल्क : रु. 222000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1905202205049 दिनांक: 19/05/2022

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001973879202223E दिनांक: 19/05/2022

वैकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202205194000			19 May 2022,01:33:44 PM	
वदर					
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	39-अंधेरी (अंधेरी)				
उप मूल्य विभाग	39/198भुभाग: उत्तरेकडे जयकाश मार्ग, पुर्वेस लिंक रोड व म्याडा डी. एन. नगर ले-आऊटची हद्द, दक्षिण व पश्चिमेस गावाची सीमा.				
सर्व्हे नंबर /न. भू. क्रमांक:	इतर #				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
125720	236210	271640	324900	236210	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	11.33चौरस मीटर	मिळकतीचा वापर-	कार्यालय/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.271640/-
उद्वाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
रस्ता सन्मुख -					
संश्लिष्ट वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ					
= 110% apply to rate= Rs.298804/-					
रस्ता सन्मुखानुसार मूल्यदर					
= 110% apply to rate = Rs.298804/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (((298804-125720) * (100 / 100))+125720)					
= Rs.298804/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 298804 * 11.33				
	= Rs.3385449.32/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	2.78चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 2.78 * (271640 * 25/100)				
	= Rs.188789.8/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळाघाचे मूल्य + मेज्जनाईन मजला क्षेत्र मूल्य + मगलच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाहकीची + मेकेनिकल वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 3385449.32 + 0 + 0 + 0 + 188789.8 + 0 + 0 + 0 + 0 + 0				
	=Rs.3574239.12/-				



Home Print

वदर - १		
७६७६	९	३६
२०२२		



CHALLAN
MTR Form Number-6



GRN	MH001973879202223E	BARCODE			Date	17/05/2022-16:11:21	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				BDR1_JT SUB REGISTRAR ANDHERI NO 1				
Location				MUMBAI				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030045501 Stamp Duty				222000.00				
0030063301 Registration Fee				30000.00				
Total				2,52,000.00				
Payment Details				BANK OF BARODA				
Cheque/DD Details				FOR USE IN RECEIVING				
Cheque/DD No.				Bank CIN Ref. No. 020031221501064 128683056				
Name of Bank				Bank Date RBI Date 17/05/2022 16:06 Not Verified with RBI				
Name of Branch				Bank-Branch BANK OF BARODA				
				Scroll No. , Date Not Verified with Scroll				
Remarks (If Any)				PAN2=AIUPM3512F-SecondPartyName=UMESH SADASHIV MUNDE-				
Amount In				Two Lakh Fifty Two Thousand Rupees Only				
Words								



Department ID : Mobile.No. : 9920647342
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

बंदर - १		
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बंदर - १		
वेवे	३	३६
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SALE DEED

THIS SALE DEED made and entered into at MUMBAI this 19
day of MAY, 2022

: BETWEEN :

MR. UMESH SADASHIV MUNDE, aged 54 years, Indian Inhabitant of Navi Mumbai, residing at C-601, Mayuresh Cosmos, Plot No.37, Sector – 11, CBD, Navi Mumbai- 410 210, hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his legal heirs, executors, administrators and permitted assigns) of the **ONE PART** ;

AND

MR. SAUMIL VIREN SHAH aged 32 years, Indian Inhabitant of Mumbai, residing at Flat No.G-501, Serenity Complex, Off. Link Road, Behind Oshiwara Police Station, Andheri (West), Mumbai- 400 102, hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his respective legal heirs, executors, administrators and assigns) of the **OTHER PART**;

बंदर - २		
वेवे	४	३६
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WHEREAS "THE VENDOR" has represented to "THE PURCHASER" as follows:



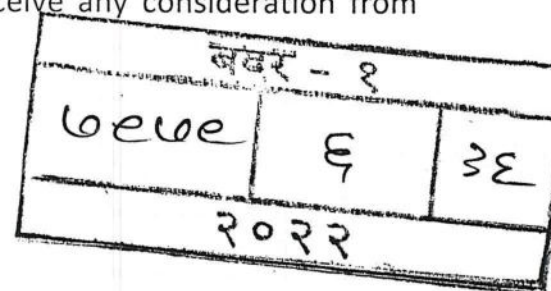
By an Agreement for Sale dated 9th December, 2019 made and entered : BETWEEN : M/S. LOTUS GIRH NIRMAN PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and deemed to be incorporated under the provisions of the Companies Act, 2013 and having its registered Unit at 1301, Lotus Trade Centre, New Link Road, Andheri (West), Mumbai- 400 53, therein referred to as "THE DEVELOPER" of the One Part ; AND ; MR. UMESH SADASHIV MUNDE- "THE VENDOR" herein jointly with MR. SAUMIL VIREN SHAH- "THE PURCHASER" herein, therein referred to as "THE PURCHASERS" of the Other Part; the said M/S. LOTUS GIRH NIRMAN PRIVATE LIMITED sold and MR. UMESH SADASHIV MUNDE & MR. SAUMIL VIREN SHAH purchased and acquired the Unit No.1208 on 12th Floor (9th Floor as per the approved plan) admeasuring 554 sq.ft. Carpet area equivalent to 51.49 sq.mtrs. area in the building known as "LOTUS LINK SQUARE" situated at D.N. Nagar, New Link Road, Andheri (West), Mumbai- 400 053 alongwith 1 Vehicle Parking Space, together with all rights, title, interests, benefits etc. and on the terms and conditions and for the consideration mentioned therein. The aforementioned Agreement for Sale dated 9th December, 2019 (hereinafter for the sake of convenience referred to as "the said Agreement") was duly stamped and registered with the Sub-Registrar of Assurances, Andheri No.6, M.S.D. under Document Serial No.BDR17-13768-2019, Receipt No.14424 dated 09.12.2019.

बदर - २	
वेवे	३३२
२	MR. UMESH SADASHIV MUNDE
	MR. SAUMIL VIREN SHAH

Accordingly the Share Ratio in the said Unit No.1208 was in the following proportion :

MR. UMESH SADASHIV MUNDE	- 20% Share
MR. SAUMIL VIREN SHAH	- 80% Share

- b. That by virtue of the above purchase **"THE VENDOR"** & **"THE PURCHASER"** herein became the joint, absolute and exclusive owner, fully seized, possessed of and well and sufficiently entitled to ownership Premises being **Unit No.1208 on 12th Floor (9th Floor as per the approved plan) in the building known as "LOTUS LINK SQUARE"** situated at **D.N. Nagar, New Link Road, Andheri (West), Mumbai- 400 053** alongwith **1 Vehicle Parking Space** on what is called **"ON OWNERSHIP BASIS"** (which hereinafter collectively referred to as **"the said Premises"**).
- c. That the said Agreement for Sale dated 9th December, 2019 is valid and the same is not terminated and/or determined. **"THE VENDOR"** herein has observed the terms and conditions and covenants of the said Agreement for Sale and has made his entire contribution in pursuant of the said Agreement to the DEVELOPER out of his self acquired funds.
- d. That **"THE VENDOR"** has from time to time and at all times since after entering into the said Agreement observed the terms and conditions of the said Agreement, and he has himself good right, full power and absolute authority to sell and dispose off the said premises and he has truly, faithfully and honestly disclosed all the facts to **"THE PURCHASER"** without suppressing or misrepresentations of any facts from **"THE PURCHASER"** and his rights in respect of the said premises and the said Agreement is absolutely clear and marketable and free from all encumbrances and reasonable doubts and free from all encumbrances at law in and equity right, title, interest and/or claims in favor of any third party/parties whosoever in respect of said premises and any and every part thereof which affects the right of **"THE PURCHASER"** and he has not received or agreed to receive any consideration from



any third party whosoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said premises.



AND WHEREAS upon the strength of the aforesaid representations made by "THE VENDOR" to "THE PURCHASER" and "THE PURCHASER" believing the same to be true and correct, honest and bonafide the parties had entered into an oral negotiation and pursuant to the said negotiations "THE VENDOR" herein have agreed to sell his entire 20% Share to "THE PURCHASER" and "THE PURCHASER" has agreed to purchase and acquire from the said "THE VENDOR" the said undivided share in the premises with all rights, titles, interests, benefits and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY)** subject to "THE VENDOR" putting "THE PURCHASER" in possession and/or getting the name of "THE PURCHASER" recorded in the records of THE DEVELOPER to which "THE VENDOR" has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. It is specifically agreed between the parties herein that all the recitals, terms and conditions and obligation of the VENDOR stipulated in the aforesaid Agreement dated 9th December, 2019 shall be treated as forming an integral part of this Agreement and the same shall be binding on the PURCHASER herein in the same manner as is binding on the VENDOR herein.

बदर - १		
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2. "THE VENDOR" hereby sell, transfer and assign his entire 20% Share to "THE PURCHASER" and "THE PURCHASER" hereby purchase and acquire the said Unit No.1208 on 12th Floor (9th Floor as per the approved plan) in the building known as "LOTUS LINK SQUARE" situated at D.N. Nagar, New Link Road, Andheri (West), Mumbai, 400 053 alongwith 1 Vehicle Parking Space together with all rights, titles, interests, benefits of and under the said Agreement dated 9th December, 2019 etc., at the lump sum price or consideration amount of Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY) payable in the following manner :



Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY) on or before execution of this Sale Deed being the total full and final consideration amount for the sale of the said Unit.

3. The VENDOR hereby covenants with THE PURCHASER as follows:-

- i. That THE VENDOR is the absolute owner of said undivided share in the Premises and no other person(s) has/have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Unit, either by way of sale, charges, gift, trust, lease, easement or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the PURCHASER.
- ii. That THE VENDOR has not created any charge or encumbrance of whatsoever nature in respect of the said premises and that the said premises is not subject matter of any litigation nor are the same or any of them attached in execution, any tenancy or leave and licence or any right in favor of anyone in respect of the said premises and the same is not attached either before or after judgement at the

2022		
2022	2	32



instance of Income Tax authorities, the Custom Authorities, FEMA authorities, SAFEMA authorities or from the Government of Maharashtra, Local Municipality or any other Government Body or person and there are no outstanding or arrears payable to the Income Tax Authorities and the **VENDOR** have not given any undertakings to the taxation authorities or any other Government Authorities or any other authorities to deal with or dispose of right, title and interest in the said premises and that the **VENDOR** has full and absolute power to deal with the same.

iii. That THE **VENDOR** states and declares that the said Agreement for Sale dated 9th December, 2019 is valid and subsisting and not terminated, revoked or cancelled that he has not received notice or any other order restraining him from transferring the said premises.

iv. That THE **VENDOR** shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, complaints, defenses in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said premises to the use of the **PURCHASER** forever.

बदर - १		
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Page 16		
२०२२		

4. "THE PURCHASER" is entitled to become a member of the proposed Society/Condominium Society/Pvt. Ltd. Co. formed by the Unit Owners of the said Building known as "LOTUS LINK SQUARE" (as the case may be) and shall abide by the rules and regulations thereof.
5. "THE PURCHASER" agrees to obey and observe the terms and conditions stipulated in the said Agreement dated 9th December, 2019 and as it is entered into this Agreement.
6. "THE VENDOR" shall indemnify and keep indemnified "THE PURCHASER" against all claims, loss, damage, etc. caused or which may be caused to THE PURCHASER due any previous liability knowingly and/or unknowingly created by the VENDOR prior to the date of execution of this Agreement in respect of the said Unit .
7. "THE VENDOR" shall hand over to "THE PURCHASER" all the Original papers and documents including the said Agreement dated 9th December, 2019 pertaining to the said premises on completion of transaction of sale.
8. "THE VENDOR" hereby declares that there is/are no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him from handing over and/or transferring the said premises or any part thereof. "THE VENDOR" further declares that no attachment has been levied on the said Unit .



[Handwritten signature]

[Handwritten signature]

बंदर - १		
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"THE PURCHASER" has paid the necessary stamp duty, registration as leviable by the concerned Government authority on this Agreement. "THE VENDOR" further agrees and undertakes to co-operate with "THE PURCHASER" for completing the registration formalities.

10. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Act, 1963 and the Maharashtra Ownership Unit Rules 1964 or any other provisions of law applicable thereto.
11. As required by the Income – tax (Sixteen Amendment Rules, 1998 ;
- (a) The VENDOR state as under ;
- (i) The Permanent Account Number of the VENDOR is
MR. UMESH SADASHIV MUNDE P.A.N. AIUPM3512F
- (b) The PURCHASER state as under ;
- (i) The Permanent Account Number of
MR. SAUMIL VIREN SHAH P.A.N. BXNPS1534C

PROPERTY SCHEDULE

Entire 20% Share in Unit No.1208 on 12th Floor (9th Floor as per the approved plan) admeasuring 554 sq.ft. Carpet area equivalent to 51.49 sq.mtrs. area in the building known as "LOTUS LINK SQUARE" situated at D.N. Nagar, New Link Road, Andheri (West), Mumbai- 400 053 alongwith 1 Vehicle Parking Space constructed on all that piece or parcels of land bearing C.T.S. No.195 of Village : Andheri, Taluka : Andheri, within the registration limits of Mumbai Suburban District.

बंदर -		
Page 8	99	3E
2022		

IN WITNESS WHEREOF the parties hereto has set and subscribed their
respective hands on the day the year first hereinabove written



SIGNED AND DELIVERED by the)

within named THE VENDOR)

MR. UMESH SADASHIV MUNDE)

in the presence of)

① [Signature])

② [Signature])

SIGNED AND DELIVERED by the)

within named THE PURCHASER)

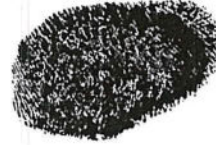
MR. SAUMIL VIREN SHAH)

in the presence of)

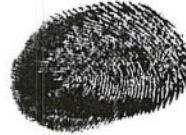
① [Signature])

② [Signature])

[Signature]



[Signature]



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RECEIPT

RECEIVED with thanks from MR. SAUMIL VIREN SHAH, the sum of Rs.37,00,000/- (RUPEES THIRTY SEVEN LAKHS ONLY) as per the details mentioned being the total full and final consideration amount for the sale of the said premises as mentioned hereinabove.

AMOUNT	CHQ/RTGS. No. - DATED	DRAWN ON
37,00,000/-	000019 19/5/2022	BANK OF BARODA
Rs.37,00,000/-	TOTAL (RUPEES THIRTY SEVEN LAKHS ONLY)	

I SAY RECEIVED

(MR. UMESH SADASHIV MUNDE)
THE VENDOR

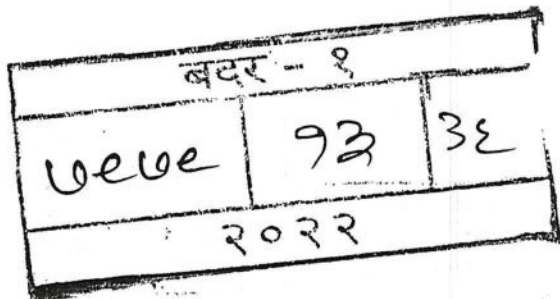
WITNESSES :

1. Sign :
Name & Address :

[Signature]
Viren Shah
B-2003, Park Road, 4th Floor
Andheri West

2. Sign :
Name & Address :

[Signature]



13768513

18-05-2022

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 6

दस्त क्रमांक : 13768/2019

नोदणी :

Regn:63m

गावाचे नाव : 1) अंधेरी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	8679204
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15830684.1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं 1208, माळा नं: 12 वा मजला, इमारतीचे नाव: लोटस लिंक स्केअर, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400053, रोड : न्यू लिंक रोड, इतर माहिती: सोबत एक वाहनतळ((C.T.S. Number : 195 PART ;))
(5) क्षेत्रफळ	1) 56.63 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:-लोटस गृह निर्माण प्रा लि चे संचालक अशोक कुमार अगरवाल तर्फे मुख्यतयार हार्दिक परमार वय:-32 पत्ता:-प्लॉट नं: ऑफिस 1301, माळा नं: -, इमारतीचे नाव: लोटस ट्रेड सेंटर, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AABCL0864D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उमेश सदाशिव मुंडे वय:-52; पत्ता:-प्लॉट नं: सदनिका नं: सी-60, प्लॉट नं: 11, इमारतीचे नाव: मयुरेश कॉसमोस, ब्लॉक नं: सीबीडी नवी मुंबई, रोड नं: सीक्टर नं 11, महाराष्ट्र, मुंबई. पिन कोड:-410210 पॅन नं:-AIUPM3512F 2): नाव:-सौमिल विरेन शाह वय:-29; पत्ता:-जी-501, -, सेरेनीटी कॉम्प्लेक्स, अंधेरी पश्चिम मुंबई, ओशिवरा पोलिस स्टेशन च्या मागे, जोगेश्वरी वेस्ट, MAHARASHTRA, MUMBAI Non-Government. पिन कोड:-400102 पॅन नं:-BXNPS1534C
(9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2019
(10)दस्त नोंदणी केल्याचा दिनांक	09/12/2019
(11)अनुक्रमांक,खंड व पृष्ठ	13768/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	950000
(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.

बंदर - १

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entitled to claim any rebate or discount on the Purchase Price pursuant to Clause [3.6] hereof.

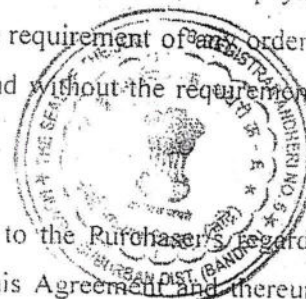
बदर - १७/		
१३७६	२६	२२५
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3.8 The Purchaser/s are purchasing the said Unit with an intent to hold the same as tenants in common. The first purchaser holding 20% individual share, right, title, interest and the second purchaser holding 80% individual share, right, title, interest in the said Unit. However, all obligations of the Purchaser/s under this Agreement shall be joint and several of each of the Purchaser/s.

4. **DEFAULT OR FAILURE IN PAYMENT OF PURCHASE PRICE:**

Notwithstanding anything contained in this Agreement, it is specifically agreed that:

4.1 time for making the payments of the installments as mentioned in Annexure 'J' and of the other amounts as mentioned in this Agreement is strictly of the essence of this contract and any delay by the Purchaser/s in making the said payment/s shall forthwith render this Agreement terminable at the sole and exclusive option of the Developer without any further notice and/or reference and/or recourse to the Purchaser/s and in the event the Developer terminates this Agreement void, the Developer shall be entitled to forfeit a sum equivalent to 10% (Ten Percent) of the total Purchase Price as receivable by the Developer from the Purchaser/s by way of damages and not by way of penalty; and thereupon the Developer shall be free and entitled in its own right to deal with the said Unit and the Developer's rights therein, in any manner as the Developer in its sole discretion deems fit and proper, without any reference and/or payment whatsoever to the Purchaser/s and without the requirement of any orders of declaration of termination from any Courts and without the requirement of any document or deed of cancellation.



4.2 A termination letter issued by the Developer to the Purchaser/s regarding such termination shall effectively terminate this Agreement and thereupon the Purchaser/s shall have no right, title, interest, share, claim or demand in to or upon the said Unit and/or any part thereof and/or otherwise against the

[Handwritten signatures]

बदर - १		
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अक्षर - १		
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जिल्हा/मंडळ :- अंधोरी	तालुका/व.मु.ना.ना. :- व.पू.अ.अ.पारो	जिल्हा :- मुंबई येथील जिल्हा
नाम धारक :- मंडल मल	वस :- भाग्यारिका	जात/जाति/विवरण अर्थात् (कुटुंब) मंडळ/मंडळी
पत्ता :-	पौ.नं. :-	तलाक अर्थी स्वाम्य :- (विवाह/विधवा)



बदर - १		
वेवे	१७	३६
२०२२		

विभाग/अंश --		तत्पुत्र/पुत्राका --		विरा --	
प्राप्त पुत्राका	विरा प्राप्त	पुत्राका	विरा	पुत्राका	विरा
प्राप्त					

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बदर - १		
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महाराष्ट्र सरकार



वेवे - ६

वेवे	१९	३६
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जिल्हा - मुंबई वृद्धगृह जिल्हा

राजापुत्रा दत्तान्या-अस्मदापि वापि न्या-प्राप्य

परमार्थ आनन्दस्य चैव सुखस्य निवृत्त्यः

1

Handwritten: 7/10/22

Seal: THE SEAL OF THE JODHPUR DISTRICT REGISTAR AND DEPUTY COMMISSIONER
जोधपुर जिल्ला, (विश्व)
जोधपुर नगरी
जोधपुर जिल्ला, (विश्व)
जोधपुर नगरी

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मालभत्ता पत्रिका

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2022		

मालिनीयतः पञ्चकः

19

बदर - ६		
वेवे	२३	३६
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बदर - १		
७७७७	२४	३६
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संस्कृत पत्रिका

2		
वेवे	२५	३६
२०२२		

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May,2018.)

PART OCCUPATION CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-105/192/2021

DATE- **30 DEC 2021**



महाराष्ट्र शासन, अमुत महोदय

Shree Ashok Kumar Agarwal director of Lotus Grihnirman Pvt. Ltd.

CA to Neptune CHSL

C.T.S. No 195, Village Andheri at junction off link road,

J.P. Road, D.N. Nagar,

Andheri (W), Mumbai- 53.

Sub:- Part OCC for Proposed redevelopment of existing building no. K3, K4 and OB-5, S. No. 106/A, CTS No. 195(pt), D. N. Nagar, MHADA Layout, village Andheri, Andheri (w), Mumbai -400053

- Ref
1. MCGM/CE/9041/WS/AK concession approved dtd. 18.04.2017
 2. MCGM/CE/9041/WS/AK IOD Dtd.12.04.2007
 3. MCGM/CE/9041/WS/AK First CC issued Dtd. 27.04.2010
 4. MCGM/CE/9041/WS/AK part occupation granted dtd. 31.08.2017
 5. MCGM/CE/9041/WS/AK latest Amended Plan dtd. 30.11.2017
 6. MCGM/CE/9041/WS/AK latest FCC dtd. 02.02.2018
 7. MCGM/CE/9041/WS/AK Last Amended Plan Dtd.23.01.2019
 8. F.C.C. issue : MH /EE/B.P./GM/MHADA- 105/192/2019 dtd. 02.02.2019
 9. Amended Issue : MH /EE/B.P./GM/MHADA- 105/192/2021 dtd. 07.08.2021
 10. F.C.C. issue : MH /EE/B.P./GM/MHADA- 105/192/2021 dtd. 02.08.2021
 11. Application Letter for approval of Part Occupation certificate & various concession from L.S. Shri. Jinish Soni of M/s. 3 dimensional consultants LLP. dtd.20.10.2021 & 24.11.2021
 12. Consent from Mumbai Board u/no. REE/MB/NOC/F-204/682/2021 dtd. 04.08.2021.



Dear Applicants,

The Part development work of commercial wing 'A' comprising of (part) Ground floor + 1st and 2nd floor for offices + 3rd floor for 4 level mechanical car parking + 4th to 10th for offices + 11th & 12th for data centre + 13th floor for offices of existing building no. K3, K4 and OB-5, S. No. 106/A, CTS No. 195(pt), D. N. Nagar, MHADA Layout, village Andheri, Andheri (w), Mumbai -400053, is completed under the supervision of L.S. Shri. Jinish Soni, Lic. No. S/588/L.S., Shri.

बंदर - १		
वेवे	२४	३६
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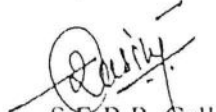
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Nikhil sanghavi, RCC Consultant, Lic. No. STR/S/193 and Shri. Mohan Manekar Site supervisor, Lic.No.Regn.no. M/108/SS-I and as per development completion certificate submitted by L.S and as per completion certificate issued by Chief Fire Officer, under no. FB/HR/R-III/28 dated 24.12.2021 & as per consent for occupation issued vide no. REE/MB/NOC/F-204/682/2021 dtd. 04.08.2021. The same may be occupied and completion certificate submitted by you is hereby accepted.

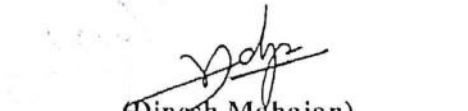
It can be occupied with the following conditions.

1. That all firefighting systems shall be maintained in good working conditions.
2. That this Part OCC without prejudice to legal matters pending in Court of Law if any.
3. Addition/alteration in the approved building plan shall not be allowed without prior approval by this office.
4. Terms and conditions of Final Fire NOC shall be strictly followed.
5. Functioning of Lifts, DG sets, Rainwater tank shall be maintained.

D.A.:- Plan.


S.E.B.P. Cell
MHADA


Dy. Eng. B.P. Cell
MHADA


(Dinesh Mahajan)
Executive Engineer B.P. Cell(W.S.)
Greater Mumbai/ MHADA

Copy submitted For information please.

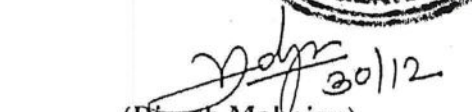
- 1) Dy. Ch.E.(B.P.)Cell MHADA
- 2) Chief Officer/Mumbai Board.

- Copy with plan to:
- 3) Asst. Commissioner 'K/West' Ward (MCGM)
 - 4) Ex. Engineer/Bandra Division/MB
 - 5) A.A. & C. 'K/West' Ward (MCGM)
 - 6) A.E.W.W. 'K/West' Ward (MCGM)
 - 7) L.S. Shri. Jinish Soni of M/s. 3 Dimensional consultant




S.E.B.P. Cell
MHADA


Dy. Eng. B.P. Cell
MHADA


(Dinesh Mahajan)
Executive Engineer B.P. Cell(W.S.)
Greater Mumbai/ MHADA

ISSUED

बंदर - २		
वेवे	२५	३६
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बंदर - १		
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भारत सरकार
GOVERNMENT OF INDIA

वीमिल विरेन शाह
Saumil Viren Shah

जन्म वर्ष / Year of Birth : 1990
पुरुष / Male

3224 1451 2285

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता नं. १, सेरेंसिटी कॉम्प्लेक्स, ऑफ लिंक रोड, आशिवा पोलिस स्टेशनच्या मागे, अंधेरी पश्चिम, जोगेश्वरी पश्चिम, मुंबई, महाराष्ट्र, 400102

Address: G- 501, Serenity Complex, Off Link Road, Behind Oshiwara Police Station, Andheri West, Jogeshwari West, Mumbai, Maharashtra, 400102

1947
1800 180 1947

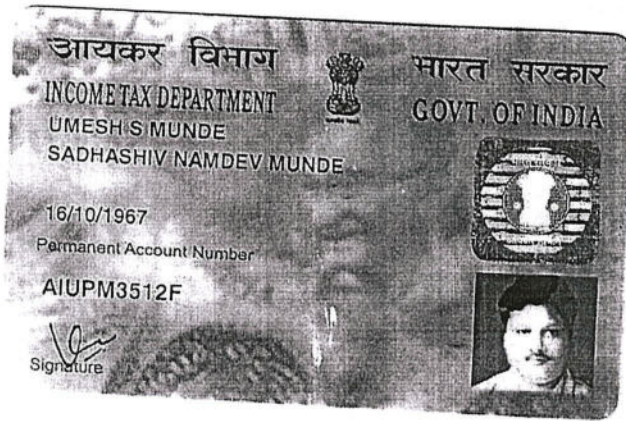
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



बंदर - १		
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बंदर - १		
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भारत सरकार
GOVERNMENT OF INDIA

कुंदन पुंडलिक पराडकर
Kundan Pundalik Paradkar

जन्म वर्ष / Year of Birth : 1981
पुरुष / Male

3981 6109 6845

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

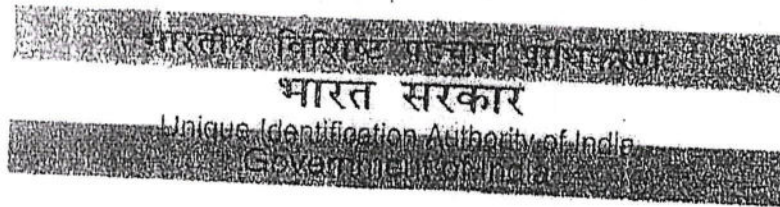
निमित्त अमित गुप्ता
Nimit Anil Gupta

जन्म तारीख / DOB : 07/03/2000
पुरुष / Male

9057 1971 5292

आधार - सामान्य माणसाचा अधिकार

वेवे	७२	३६
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नॉदणी क्रमांक/Enrolment No.: 1218/16984/79207

Umesh Sadashiv Munde (उमेश सदाशिव मुंडे)
Building No.C-601, Patel Heritage, Plot No.15,17,
Near Hiranandani, Sector 7, Kharghar, Raigarh,
Maharashtra - 410210

तुमचा आधार क्रमांक/ Your Aadhaar No.:

5046 0802 8096



माझे आधार, माझी ओळख

1947

help@uidai.gov.in

www.uidai.gov.in

आधार देशभरात मान्य आहे.

आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.

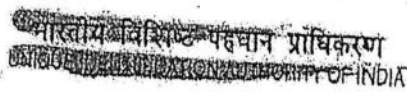
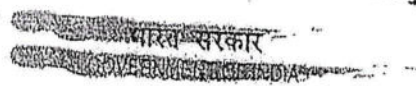
कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विविध सुविधा प्राप्त करण्यासाठी मदत मिळेल.

Aadhaar is valid throughout the country.

You need to enrol only once for Aadhaar.

Please update your mobile number and e-mail address.

This will help you to avail various services.



उमेश सदाशिव मुंडे
Umesh Sadashiv Munde
जन्म तारीख/ DOB: 16/10/1967
पुरुष / MALE



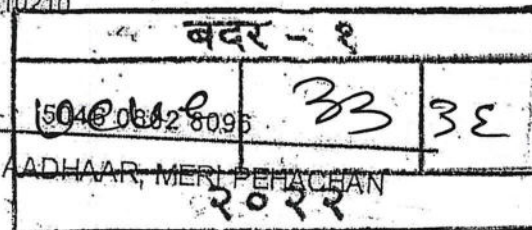
पत्ता:
विल्डिंग नं.सी-६०१, पटेल
हेरिटेज, प्लॉट नं.१५, १७,
हिरानंदानी जवळ, सेक्टर ७,
खारघर, रायगड,
महाराष्ट्र - ४१०२१०

Address:
Building No.C-601, Patel
Heritage, Plot No.15,17, Near
Hiranandani, Sector 7, Kharghar,
Raigarh,
Maharashtra - 410210

5046 0802 8096

माझे आधार, माझी ओळख

MEERAADHAAR, MERIPEHACHAN





मध्य प्रदेश		
वेवे	३४	३६
२०२२		

322/7979
गुरुवार, 19 मे 2022 1:41 म.नं.

दस्त गोपवारा भाग-1

बदर1

दस्त क्रमांक: 7979/2022

दस्त क्रमांक: बदर1 /7979/2022

वाजार मूल्य: रु. 35,74,239/-

मोबदला: रु. 37,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,22,000/-

दु. नि. मह. दु. नि. बदर1 यांचे कार्यालयात

पावती:8866

पावती दिनांक: 19/05/2022

अ. क्र. 7979 वर दि.19-05-2022

सादरकरणाचे नाव: सौमिल विरेन शाह

रोजी 1:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकुण: 30720.00

दस्त हजर करणाऱ्याची मही:


सह. दुय्यम निबंधक, अंधेरी क्र. १


सह. दुय्यम निबंधक, अंधेरी-1

दस्ताचा प्रकार: मेल डीड

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 क्र. 1 19 / 05 / 2022 01 : 35 : 33 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 19 / 05 / 2022 01 : 38 : 05 PM ची वेळ: (फी)

बदर - १
२०२२





19/05/2022 14:36 PM

दस्त गोषवारा भाग-2

वदर1

दस्त क्रमांक:7979/2022

दस्त क्रमांक :वदर1/7979/2022

दस्ताचा प्रकार :-मेल डीड

अनु क्र.	पथकाराचे नाव व पत्ता	पथकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मौमिल विरेन शाह पत्ता:प्लॉट नं: जी-501, माळा नं: -, इमारतीचे नाव: मेरेनीटी कॉम्प्लेक्स, ब्लॉक नं: ओशिवरा पोलिम स्टेशन च्या मागे, रोड नं: ऑफ लिंक रोड, अंधेरी वेस्ट. मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:BXNPS1534C	लिहून घेणार वय :-32 स्वाक्षरी:-		
2	नाव:उमेश सदाशिव मुंडे पत्ता:प्लॉट नं: सी-601, प्लॉट नं 37, माळा नं: -, इमारतीचे नाव: मयुरेश कॉम्प्लेक्स, ब्लॉक नं: सेक्टर नं 11, मि बी डी, रोड नं: नवी मुंबई, महाराष्ट्र, राईगाव (ः). पॅन नंबर:AIUPM3512F	लिहून घेणार वय :-54 स्वाक्षरी:-		

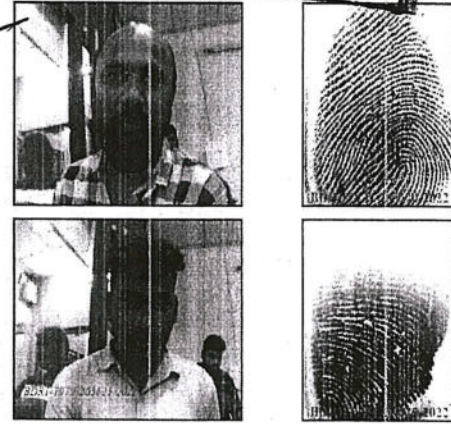
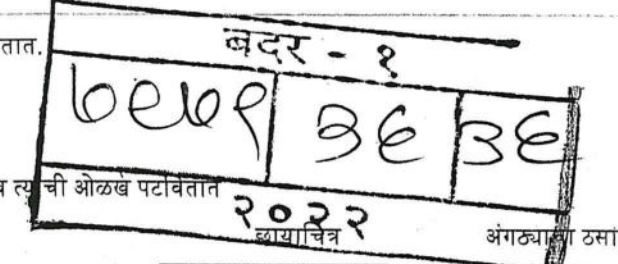
वरील दस्तऐवज करून देणार तथाकथित मेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 05 / 2022 01 : 39 : 23 PM

ओळख:-

खालील इमम अमे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पथकाराचे नाव व पत्ता

- नाव:कुंदन पगडकर
वय:40
पत्ता:29, निर्मल हवन महावीर नगर कांदिवली वेस्ट. मुंबई
पिन कोड:400067
- नाव:निताद गुरव -
वय:21
पत्ता:साईप्रसाद मोसा, महकार रोड विलेपार्ले पूर्व मुं
पिन कोड:400057



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....पाने आहेत.
पुस्तक क्र. १/बदर-१/१०.१०.२०२२
वर नोंदला, दिनांक.....

शिक्का क्र.4 ची वेळ:19 / 05 / 2022 01 : 43 : 37 PM

सह. दुय्यम निबंधक, अंधेरी-१
सह. दुय्यम निबंधक, अंधेरी क्र. १

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	SAUMIL VIREN SHAH	eChallan	02003942022051704964	MH001973879202223E	222000.00	SD	0001091128202223	19/05/2022
2		DHC		05202205049	720	RF	1905202205049D	19/05/2022
3	SAUMIL VIREN SHAH	eChallan		MH001973879202223E	30000	RF	0001091128202223	19/05/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Document Handling Charges]



7979 /2022

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