

Astoria



CONWOOD REALTY Pvt. Ltd.

Date: 20-Jan-11

To,

Mr. Sumit Goyal
Mr. Amit Goyal
C-801, Madhuban,
Upper Govind Nagar,
Malad East, Mumbai 97

SUB: ALLOTMENT OF FLAT BEARING NO.401, ON FLOOR NO.4, OF TOWER "A2" IN BUILDING KNOWN AS "CONWOOD ASTORIA" SITUATED AT GOREGAON EAST, MUMBAI.

Dear Sir/Madam,

We hereby confirm having today arrived at an understanding with you, to allot to you/your nominees, a bureresidential flat bearing No.401 on the floor No.4, of Tower "A2", in the building known as "Conwood Astoria" situated at Goregaon (East), Mumbai, admeasuring 440 sq.ft. of Carpet Area for a total consideration Rs.4082000/-(Rupees Forty Lacs Eighty Two Thousand only) which includes 1 Car Park/s on the following terms and conditions:

1. Rs.756400 /-(Rupees Seven Lacs Fifty Six Thousand Four Hundred only) is paid by you to us vide cheque No.024429, 452392, 28433 & 33002, Dated 18/01/10, 07/04/10 & 23/11/09 drawn on Union Bank of India, HDFC Bank Ltd. & Federal Bank (subject to realization) respectively. The Balance consideration amount shall be paid by you as per schedule of installment as stated in Annexure A attached hereto within 7 days from the date of intimation by us to you.
2. Without prejudice to our rights as mentioned hereinabove, if any of the installments are not paid within stipulated time, interest at the rate of 21% per annum will be charged from the due date of such installments till the date of payment.
3. You shall in the same format as shall be executed with other purchasers before possession execute a printed Agreement to sell to be executed with other purchasers of Flat as and when called upon by us and it is provided that provisions of the printed Agreement to sell will be treated as provided herein and the same shall be applicable over and above the provisions of this letter of allotment.
4. In case you commit default in payment of any installment, this understanding to allot the flat shall stand cancelled after giving 7 days notice, in which event your 10% Provisional Booking Amount, out of payments made till then paid by you to us shall stand forfeited as agreed liquidated damages and you shall have no claim of any nature whatsoever in respect of the above stated flat and other installments if any paid by you to us shall be returned by us without any interest. Upon termination we shall be entitled to allot the above stated flat to any person or persons as we shall deem fit. On receipt of the payments towards consideration amount from such person or persons, we shall be liable to refund to you the amount if any refundable as above, You shall have no claims of any nature whatsoever against us upon termination except for refund if any as above.

Customer Name: **Mr. Sumit Goyal**
Mr. Amit Goyal

Tower A2, Unit No.401

5. In addition to the above said consideration you shall also bear and pay the following further amounts and charges:

- (i) Stamp Duty and registration charges in respect of the said Agreement.
- (ii) Proportionate Stamp duty and registration charges towards the execution and registration of the Deed of Conveyance in favour of the Society.
- (iii) Legal charges.
- (iv) Share money, application and entrance fee of the Society/Limited Company. Condominium.
- (v) Proportionate deposit for the maintenance, management and upkeep of the garden areas as may be fixed as also taxes and other outgoings.
- (vi) Proportionate deposit for the maintenance, management and upkeep of the garden areas as may be fixed.
- (vii) Deposits and other charges payable for electricity, water and other service connection to building.
- (viii) Any other incidental charges, Govt. levies or taxes or service taxes (incl. under dispute)
As may be applicable now or in future.

The Agreement to be executed in presence of this letter of allotment shall be governed by Maharashtra Ownership Flat Act, 1963.

This letter is issued to record the understanding and interest of parties and to reserve the above Flat for you till you decide to agree to purchase the same after approval of final plans receiving of further C.C. for above flat or otherwise at your option earlier thereto, subject to your making payment of stamp duty and registering the Agreement to sell within 30 days of our having obtained approval of plans & C.C. for above flat or deciding to agree to purchase and execute Agreement to sell as per standard format provided to you, whichever is earlier.

First transfer is subject to necessary compliances.

Kindly confirm by signing the duplicate hereof in token of your acceptance of above terms and conditions.

Thanking you

Yours Faithfully,
For **CONWOOD REALTY PVT.LTD.**


**MANAGING DIRECTOR/
AUTHORISED SIGNATORY**

I/WE CONFIRM


SIGNATURE OF PURCHASER

Encl: Annexure 'A'- Payment Schedule



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made in Mumbai on this 30 day of June, 2017

Between

M/s.CONWOOD REALTY PVT LTD, a company incorporated under the Companies Act, 1956 and having its registered office at Dynamix House, Yashodham, Gen A. K. Vaidya Marg, Goregaon(East), Mumbai- 400 063, hereinafter called the "DEVELOPER"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors and permitted assigns) of the First Part,

AND

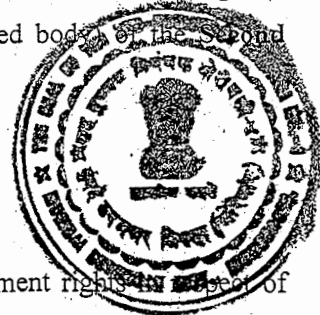
2/6. *Amit Goyal*

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२०१७		

Amit Goyal
x/g

hereinafter called the "PURCHASER" (which expression shall so far as the context admits be deemed to mean and include his/her/their respective heirs, executors and administrators and/or persons deriving title under or through him/her/them and his/her/their permitted assigns in case of an individual and partner or partners for the time being and from time to time of the firm and survivor or survivors of them and the heirs, executors and administrators and permitted assigns of the last survivor in case of partnership firm and in case of a Joint Hindu Family, the Karta and the member or members for the time being of the said Joint Hindu Family, and their respective heirs, executors, administrators and permitted assigns and in case of trust, its trustees for the time being and successors and permitted assigns in case of incorporated body of the Second Part:

WHEREAS



- a) The Developer has obtained the sub-development rights of plots of Land bearing CTS No. 156A/13A/5 and 156A/13A/6 (hereinafter collectively referred to as the "Said Plots") jointly from M/s. Conwood Construction and Developers Pvt. Ltd and M/s. Excon Developers Pvt. Ltd jointly) vide Sub-development agreement dated 10th December 2010 registered before the Dy. Sub-Registrar of Assurance at Borivali-VI under serial no.11325 of 2010, wherein the M/s. Estate Investment Co. Pvt. Ltd being owner of the said plots has signed as a confirming party (hereinafter referred to as the said First Sub-Development Agreement).
- b) The said plots are parts of the larger property being Survey No.34, Hissa No.2 (part) and Survey No 36 Hissa No 1(part), Dindoshi and in Borivali Taluka in the registration Sub-district of Bandra and District Mumbai Suburban hereinafter referred to as the "said Large Property") forming part of sanctioned layout of "Gokuldham Housing Complex"

x/g Amit Goyal

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दस्त गोषवारा भाग-2

बरल-4

दस्त क्रमांक:9022/2017

दस्त क्रमांक :बरल-4/9022/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे कॉनवूड रियलिटी प्रा लि चे संचालक यशवर्धन गोएंका तर्फे मुखत्यार रिटा गुप्ता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डायनामिक्स हाउस, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: यशोधाम जन ए के वैद्य मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AADCC2501Q	लिहून देणार वय :-32 स्वाक्षरी:		
2	नाव:अमित गोयल पत्ता:प्लॉट नं: सी 801, माळा नं: -, इमारतीचे नाव: मधुवन, ब्लॉक नं: मालाड पूर्व मुंबई, रोड नं: अप्पर गोविंद नगर, महाराष्ट्र, मुम्बई. पॅन नंबर:AFQPG9448D	लिहून घेणार वय :-37 स्वाक्षरी:		

Amit Goyal

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:01 / 07 / 2017 12 : 36 : 12 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रुपेश जांभळे वय:30 पत्ता:जी 143 एक्स्प्रेस झोन मालाड पूर्व मुंबई पिन कोड:400097		
2	नाव:हृरेश एम तळकर वय:32 पत्ता:जी 143 एक्स्प्रेस झोन मालाड पूर्व मुंबई पिन कोड:400097		

शिक्का क्र.4 ची वेळ:01 / 07 / 2017 12 : 36 : 49 PM

प्रमाणित करण्यात येते की, हा
दस्तामध्ये एकूण 990 पाने आहेत,

सह दु. नि. का-बोरीवली 4

EPayment Details.

Sl. Epayment Number
1 MH002949510201718M

Defacement Number मुस्तक क्रमांक -१, क्रमांक.....
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बरल ४/९०२२/२०१७

मोदला. 09/06/2017

दिनांक : 9022/2017

1. Verify Scanned Document for correctness through the e-mail (4 pages) printout after scanning
2. Get print immediately after registration



सह. दुय्यम निबंधक, बोरीवली क्र. ४,
मुंबई उपनगर जिल्हा.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 9022/2017

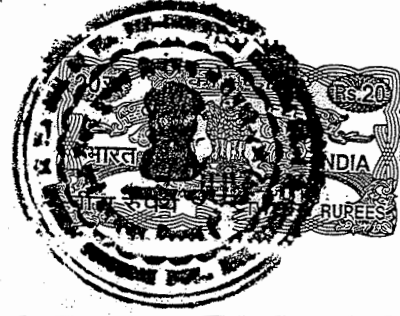
नोदणी 63

Regn. 63m

3 July, 2017

गावाचे नाव : दिंडोशी

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला रु.4,082,000/-
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.9,392,551/-
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) 156, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका नं: 401 ए 2, माळा नं: 4 था मजला, इमारतीचे नाव: कॉनवूड एस्टोरिया बिल्डिंग, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड : गोकुळधाम, इतर माहिती: एक कार पाकींग,सदनिका क्षेत्र 440 चौ फुट कारपेट 49.07 चौ.मीटर
- (5) क्षेत्रफळ
- (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: से.कॉनवूड रिपब्लिक प्रा लि चे संचालक यशवर्धन गोएंका तर्फे मुखत्यार रिटा गुसा ,वय: 32; पत्ता: प्लॉट नं: 80, माळा नं: 4 इमारतीचे नाव: डायनामिक्स हाउस, ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: यशोधाम के वैद्य मार्ग, महाराष्ट्र, मुम्बई पिन कोड:- 400063 पॅन नंबर: AADCC2501Q
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- 1) नाव: अमित गोयल, वय: 37; पत्ता: प्लॉट नं: 80, माळा नं: 4 इमारतीचे नाव: मधुवन, ब्लॉक नं: मालाड पूर्व मुंबई, रोड नं: अप्पर गोविंद महाराष्ट्र, मुम्बई; पिन कोड:- 400097 पॅन नं: AFQPG9448D
- (9) दस्तऐवज करून दिल्याचा दिनांक 30/06/2017
- (10) दस्त नोंदणी केल्याचा दिनांक 01/07/2017
- (11) अनुक्रमांक,खंड व पृष्ठ 9022/2017
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.470,000/-
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क रु.30,000/-
- (14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सही प्रत

Signature

दुय्यम निबंधक ब.र.वली-४
मुंबई उपनगर जिल्हा.