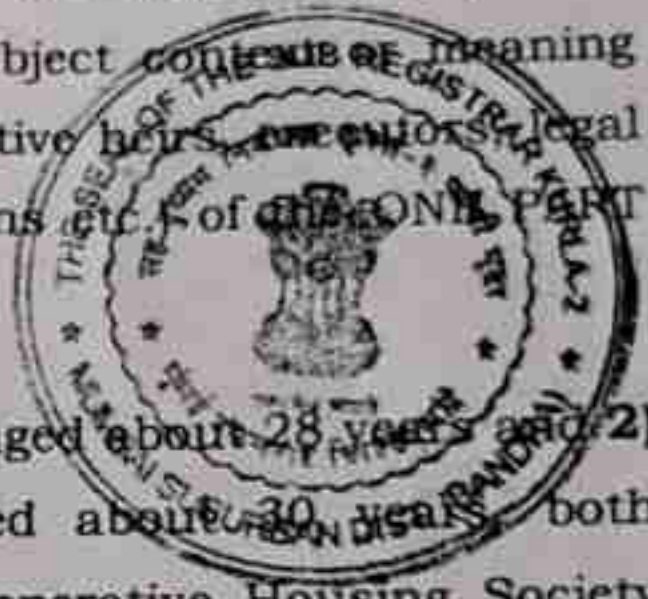


करल - २
30/02/23
2023

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 17th day of February 2023, **BETWEEN**

1) **MISS. MANSI HEMANT MEHTA**, aged about 44 years, 2) **MR. HEMANT JADAVJI MEHTA**, aged about 72 years and 3) **MRS. REENA HEMANT MEHTA**, aged about 68 years, all residing at Flat No. 202, Second Floor, Building No. B -2, Lok Everest Complex, Lok Everest Co-operative Housing Society Limited, Jata Shankar Dosa Road, Mulund (West), Mumbai 400 080, hereinafter referred to as the "**VENDORS/ TRANSFERORS**" (Which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives, administrators and permitted assigns etc.) of the **ONLY PART**
AND



1) **MRS. BHAGYASHRI DEVAVRATA RANE**, aged about 28 years and 2) **MR. DEVAVRATA RAJENDRAKUMAR RANE**, aged about 30 years, both residing at Flat No. 301, Third Floor, Vaidehi Co-operative Housing Society Limited, Sajjanwadi, Mithagar Road, Mulund (East), Mumbai 400081, hereinafter called the "**PURCHASERS /TRANSFEREES**" (Which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives, administrators and permitted assigns etc.) of the **OTHER PART**.

WHEREAS: -

(a) The Transferors are registered (Jt.) member and registered shareholder of Kanchanjanga Lok Everest (B-1, C-1, C-2 and B-2) Co-operative Housing Society Limited, registered under the Maharashtra Co-operative Societies Act 1960, under Registration No. MUM/WT/HSG/TC/9516/2006-2007 dated 04.09.2006, having its registered office at Lok Everest Complex, Jata Shankar Dosa Road, Mulund (West), Mumbai 400 080 (hereinafter referred to as the "**said Old Society**") and hold in all 5 (Five) fully paid up shares (hereinafter referred to as "**said Shares**") of the said Society having the face value of Rs. 50/- each bearing distinctive Nos. from 0296 to 0300 (both inclusive) covered under the share Certificate No. KJLE/60 (hereinafter referred to as the "**said Shares**"). The said society has endorsed the said

Mehta
Hemant
Reena

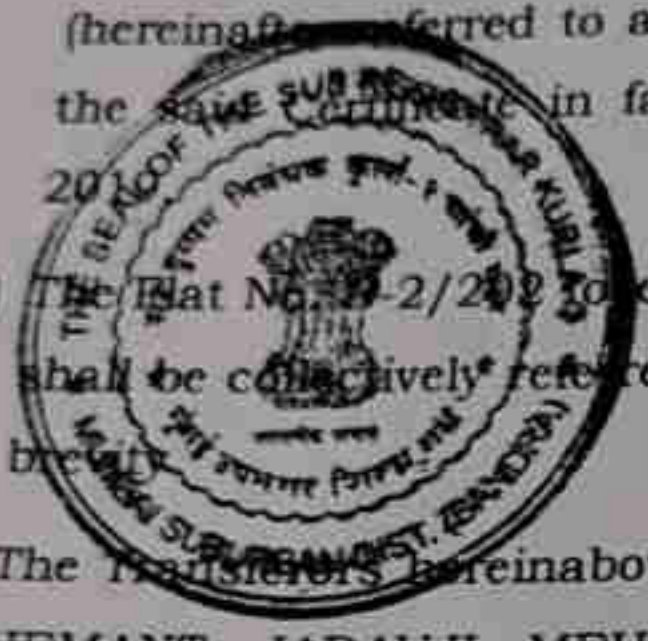
B. Borole.

DRane

करल - २		
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Transferors are entitled to and in exclusive use, enjoyment, occupation and possession of a Flat No. 202 located on Second Floor of the building known as "Building No. B-2" of the Lok Everest Complex belonging to and legally vested in the said society.

(b) The said "Kanchanjanga Lok Everest (B-1, C-1, C-2 and B-2) Co-operative Housing Society Limited" has been renamed as "Lok Everest Co-operative Housing Society Limited", vide Order issued on 23-12-2014 by Deputy Registrar, Co-operative Societies, T-Ward, Mulund (West), Mumbai 400080 (hereinafter referred to as the "said Society") and hold in all 10 (Ten) fully paid up shares (hereinafter referred to as "said Shares") of the said society having the face value of Rs. 50/- each bearing distinctive Nos. from 2351 to 2360 (both inclusive) covered under the share Certificate No. 235 (hereinafter referred to as the "said Shares"). The said Society has issued the said share Certificate in favour of the Transferors herein on 28th day July 2017.



(c) The Flat No. 202/202 together with all the rights, amenities and said shares shall be collectively referred to as the "said Flat" hereinafter for the sake of brevity.

(d) The Transferors hereinabove viz. 1) MISS. MANSI HEMANT MEHTA, 2) MR. HEMANT JADAVJI MEHTA and 3) MRS. REENA HEMANT MEHTA purchased and acquired the said Flat from Mr. Sanjeevan Jagannath Bhosle, vide an Agreement for Sale dated 8th day of November 2017, which was registered with the Sub-Registrar of Assurances, Kurla 4, under Registration Serial No. KRL4-11519-2017 on 08/11/2017.

(e) Pursuant to an Agreement for Sale dated 21st day of May 2005, Mr. Sanjeevan Jagannath Bhosle, purchased and acquired the said Flat from Mr. Vasantkumar Meghji Nagda and Mr. Ramesh Vasant Nagda, which was duly registered with the Sub-Registrar of Assurances, Kurla 2, under Registration Serial No. BDR7-03418-2005 on 21/05/2005.

(f) Pursuant to an Agreement dated 16th day of January 2002, Mr. Vasantkumar Meghji Nagda and Mr. Ramesh Vasant Nagda, purchased and acquired the said Flat from the Developers M/S. LOK HOUSING AND CONSTRUCTIONS LTD., a company incorporated under the Companies Act,

B. B. B.
H. H. H.
R. R. R.

B. B. B.
DRane

करल - २

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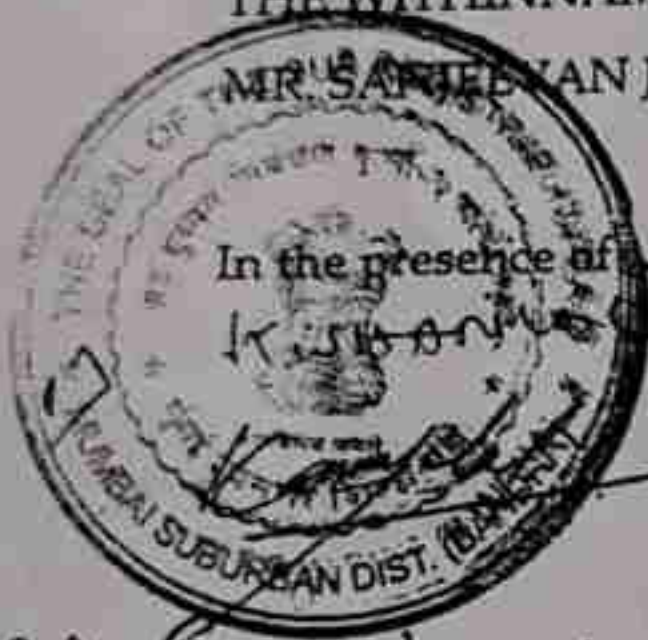
SCHEDULE OF THE PROPERTY

A Residential Flat being Flat No.202 admeasuring about 569.80 sq. ft. carpet area on the Second Floor of Building No.B-2 of the LOK EVEREST CO. OP.HSG.SCTY.LTD., situated at Jata Shankar Dosa Road, Mulund (West), Mumbai - 400 080, lying and being on sub plot 'A' bearing C.T.S. Nos.661/1 to 17 of Village - Mulund (West), Taluka - Kurla of the Regn. District and Sub-

District of Mumbai and within the limits of 'T' Ward of Mumbai Municipal Corporation.

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२०१९

SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED TRANSFEROR)
MR. SANJEEV JAGANNATH BHOSLE)



In the presence of
K. S. ... LAUNGANI

२) Ganesh. m. Kumbhar Kumbhar

SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED TRANSFEREES)

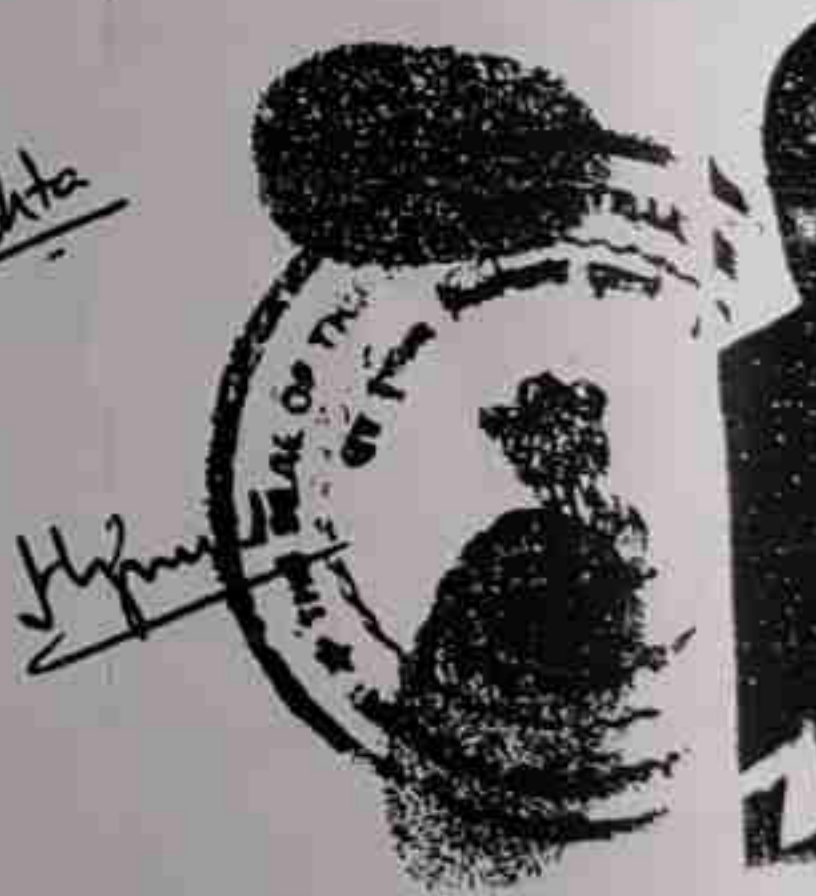
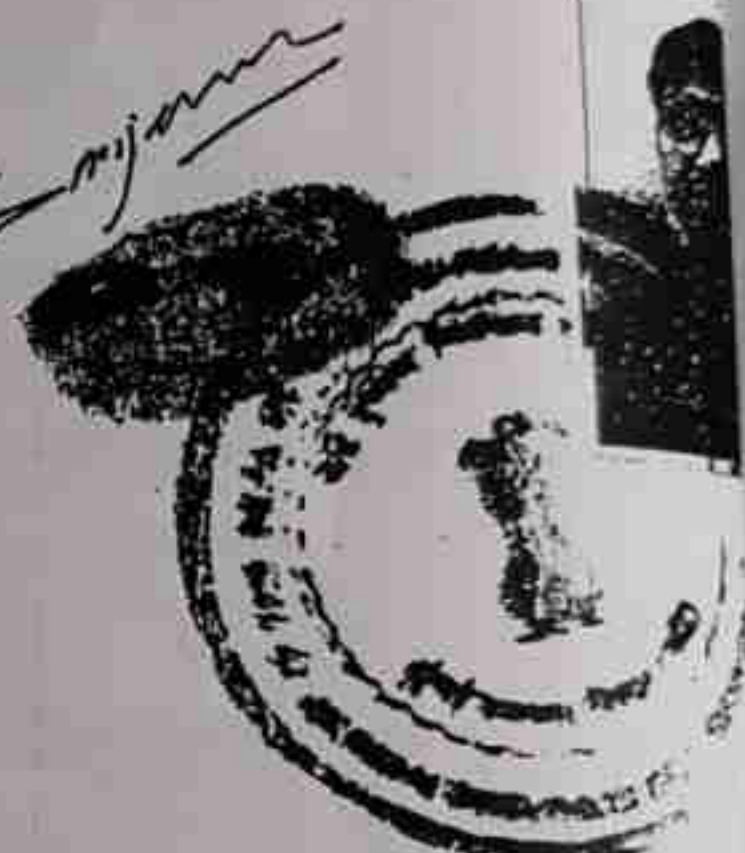
(1) MISS. MANSIHEMAN MEHTA)

(2) MR. HEMANT ADARJI MEHTA)

(3) MRS. REENA HEMANT MEHTA)

In the presence of

१) Amrath
२) Kumbhar



SHARE CERTIFICATE

(This Consolidated Share Certificate is valid for additional shares issued for existing shares comprised in Share Certificate No. K/LE/60 which stands cancelled)
(AUTHORISED SHARE CAPITAL OF RS. 250,000 DIVIDED INTO 5,000 SHARES OF RS. 50 EACH)

क	र	ल - २
१	०	०

Share Certificate

Member's Register No. 443

No. of Shares: 10



LOK EVEREST CO-OPERATIVE HOUSING SOCIETY LIMITED

No. MLM/W/HSSG/TC/9516/2006-07/2006 dated 4/9/2006 (Registered under the Maharashtra Co-operative Societies Act, 1960)
The Society has been changed from 'Nanchhanga Lok Everest (B-1, C-1, C-2, B-2) Co-operative Housing Society Ltd.' to 'Lok Everest Co-operative Housing Society Ltd.' vide Order No. 1510/Ward/52 dated 23-12-2014 issued by Deputy Registrar, Co-op. Societies, T-Ward, Mulund (W), Mumbai - 400 080
Lok Everest Complex, J.S.D. Road, Mulund - West, Mumbai - 400 080

This is to certify that **Ms. Mansi H Mehta, Mr. Hemant Jadhavi Mehta and Mrs. Reena Hemant Mehta** is/are the Registered Holder of **10 (Ten)** fully paid up Shares of **Rs. 50 (Fifty)** each numbered from **2351 to 2360** (both inclusive), in **LOK EVEREST CO-OPERATIVE HOUSING SOCIETY LIMITED**, Lok Everest Complex, J.S.D. Road, Mulund - West, Mumbai - 400 080, Flat No. **B2/202** subject to the Bye-laws of the Society.

Given under the Common Seal of the said Society at Mumbai on this 28th day of July 2019.




Authorized
MC Member


Secretary



Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

03	02	00
23	22	00

करल - २

To whom Transferred

Transfer Date	Transfer No.	Regn. No. of Transferor	Regn. No. of Transferee	To whom Transferred
				
				Authorized M.C. Member
				Secretary
				Chairman
				Authorized M.C. Member
				Secretary
				Chairman
				Authorized M.C. Member
				Secretary
				Chairman

करल-२
 ३०९८ २४ २०
 २०२३

करल-२
 ५९८८ २३ १३
 २०१४

MUNICIPAL CORPORATION OF GREATER MUMBAI
 CE/4060/BPES/AT 25 FEB 2023

To:
 M/s. Lok Architects,
 14, Vishal Shopping Centre,
 M.V. Road, Andheri (East),
 MUMBAI - 400 069.

Sub: Full occupation for building No.4 on sub-plot 'A' bearing
 CTS No.661/1-17 of village Mulund, J.D. Rd, Mulund (W).

Sir,
 The full development work of building No.4 on sub-plot 'A' situated at village Mulund,
 C.T.S. No.661/1-17, J.D. Road, Mulund (West), completed under the supervision of Shri Kirti R.
 Mehta, Licensed Architect, Licence No.CA/82/6740, may be occupied on the following conditions

That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be
 submitted within 3 months.

That the balance layout conditions shall be complied with before asking for B.C.C.

A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions under Sec.305, 353-A
 of Mumbai Municipal Corporation Act.

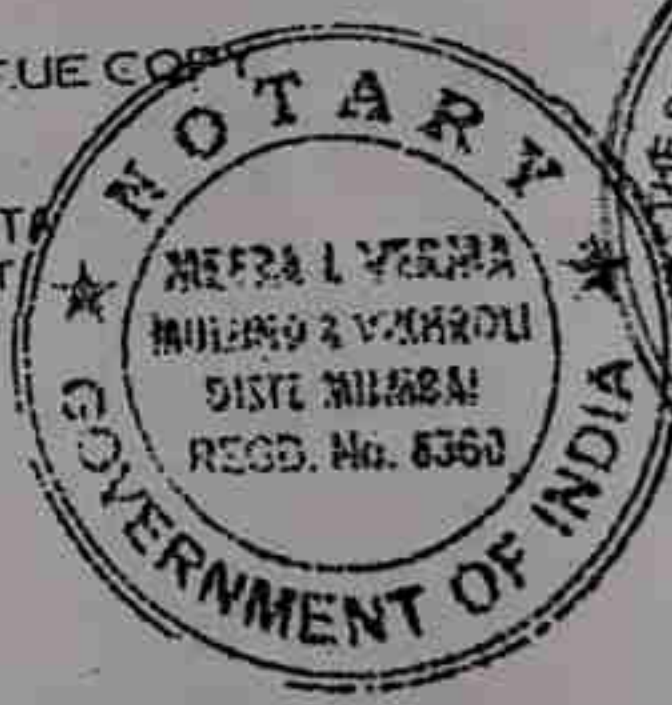
Yours faithfully,

[Signature]
 Executive Engineer
 (Old Proposals) Eastern Suburbs



CERTIFIED TO BE TRUE COPY

KIRTI R. MEHTA
 ARCHITECT
 CA/82/6740



TRUE COPY

[Signature]
 MEERA J. VERMA
 Notary - Govt. of India

20/23, 12:41 PM

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सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. कुर्ला 2

दस्ता क्रमांक : 3098/2023

नोंदणी :

Regn:63m

सावाचे नाव : मुलुंड

(1) विवेकाचा प्रकार	क्रमांक
(2) मीटरदस्ता	11700000
(3) वाजाराभाव(भाडेपट्ट्याच्या वाडकितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8431814
(4) भू-मापन, पोटॉमिन्मा व घनक्रमांक(असल्यास)	1) पात्रिकेचे नाव: मुंबई महाराष्ट्र इतर वर्णन : मदतिका नं: 202, बिल्डिंग नं. बी -2, माळा नं: दुसरा मजला, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट सी एच एस एल, ब्लॉक नं: जटा शंकर डोसा रोड, मुलुंड फ्लायओव्हर जवळ, रोड : मुलुंड(वेस्ट), मुंबई 400080, इतर माहिती: फ्लॉट नं. 202 चा एकूण गरिया 569.80 चौ.फूट. कार्पेट आहे. (C.T.S. Number : As per CC: CTS No. 661, 661/1 to 309 and as per OC: CTS No. 661/1-17 :))
(5) क्षेत्रफळ	1) 63.55 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दस्तऐवज करून घेणा-या/निवून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश, असल्यास, प्रतिवादिचे नाव व पत्ता,	1): नाव:-मानसी हेमंत मेहता वय:-44; पत्ता:-प्लॉट नं: 202, बिल्डिंग नं. बी -2, माळा नं: दुसरा मजला, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट सी एच एस एल, ब्लॉक नं: जटा शंकर डोसा रोड, रोड नं: मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AFFPM9927A 2): नाव:-हेमंत जादवजी मेहता वय:-72; पत्ता:-प्लॉट नं: 202, बिल्डिंग नं. बी -2, माळा नं: दुसरा मजला, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट सी एच एस एल, ब्लॉक नं: जटा शंकर डोसा रोड, रोड नं: मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAUPM7085R 3): नाव:-रीना हेमंत मेहता वय:-68; पत्ता:-प्लॉट नं: 202, बिल्डिंग नं. बी -2, माळा नं: दुसरा मजला, इमारतीचे नाव: लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट सी एच एस एल, ब्लॉक नं: जटा शंकर डोसा रोड, रोड नं: मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAOPM7816J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भाग्यश्री देवव्रत राणे वय:-28; पत्ता:-प्लॉट नं: 301, माळा नं: तिसरा मजला, इमारतीचे नाव: वैदेही सी एच एस एल, ब्लॉक नं: सज्जनवाडी, मिठागर रोड, रोड नं: मुलुंड (ईस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-BPJPB4811H 2): नाव:-देवव्रत राजेंद्रकुमार राणे वय:-30; पत्ता:-प्लॉट नं: 301, माळा नं: तिसरा मजला, इमारतीचे नाव: वैदेही सी एच एस एल, ब्लॉक नं: सज्जनवाडी, मिठागर रोड, रोड नं: मुलुंड (ईस्ट), मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400081 पॅन नं:-AYRPR9208C
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	3098/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	702000
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्याकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेत आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात म्बन: जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email (dated 17/02/2023) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.


सह दुय्यम निबंधक कुर्ला-१
मुंबई उच्चनगर जिल्हा.