

USE 2 from 2010-2029 FOR STAMP DUTY
Sheet No. 491

90350

AGREEMENT FOR SALE

Handwritten signature

Rawal Tower
Mira Road, E.L. Dist. Thane.

~~1262000
126200~~

STAMP AT PAR AT

PRINT / DATE

10-4-14



दस्तावेजांक व वर्ष 10347/2010

Created: September 14, 2010

10:37:11 AM

दुय्यम निबंधक सह दु नि का-ठाणे 10

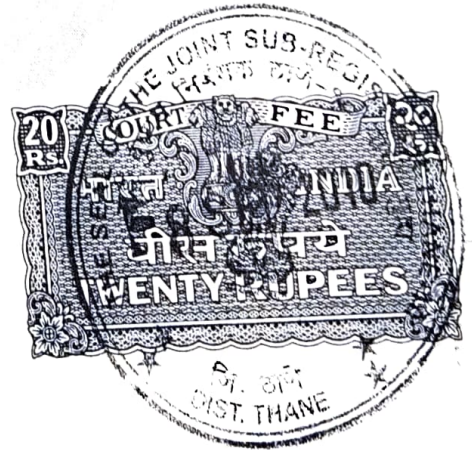
नोंदणी 63 म

Regn 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : भाईंदर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,262,000.00
बा.भा. रु. 1,160,000.00
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 137/1 पै. वर्णन: दुकान क्र. 4/5, तळ मजला, रावल टॉवर, मिरारोड पू.ठाणे.
- (3) क्षेत्रफळ (1) 19.33 चौ.मि.बि.अप.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेजबीन निझार पंजवानी - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरारोड पू.ठाणे.; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) जेना करिम प्रासला - -; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दक्षेस चंद्रकांत पारेख - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कांदिवली; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) जिग्ना दक्षेस पारेख - -; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 13/09/2010
- (8) नोंदणीचा 14/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 10347 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 75720.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 12620.00
- (12) शेरा



सह दुय्यम निबंधक ठाणे-१०

| | |
|---|--------------|
| Customer's Copy | |
| CITIZEN CREDIT CO-OPERATIVE BANK LTD. | |
| Lic # D-68TPVVC.R. 1009/02/2005/200- | |
| Br Mira Road | Date 13/9/11 |
| Pay to Acct Stamp Duty Thane | |
| Franchising Value | Rs. 757 |
| Service Chgs (Rs. 10 per doc) | Rs. - |
| TOTAL | Rs. 757 |
| Name of the stamp duty paying Party D. C. Parashah | |
| DO / Cheque No Drawn on Bank | |
| (For Banks Use Only) | |
| Train ID | |
| Franchising Sr. No. 6445 | |
| Cashier | Officer |



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 13th day of Sept., 2010, between (1) MAZBEEN NIZAR PANJWANI & (2) JENA KARIM PRASLA, both adult, Indian inhabitants of Mumbai presently residing at Flat No. 104/C-37, Sector III, Shantinagar, Mira Road (E), Dist. : Thane, hereinafter called the "T_R_A_N_S_F_E_R_O_R_S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the O_N_E_P_A_R_T_A_N_D (1) DAKSHESH CHANDRAKANT PAREKH (2) JIGNA DAKSHESH PAREKH both adult, Indian inhabitants of Mumbai having their present address as B-2, Sa Nagar, M. G. Road No.1, Kandivali (W), Mumbai 400 067 hereinafter called the "T_R_A_N_S_F_E_R_E_E_S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the O_T_H_E_R_P_A_R_T.

FOR CITIZEN CREDIT CO-OP. BANK LTD.
 Authorized Signatory


Citizen Credit Co-op. Bank Ltd.
 Shop Nos. 34-41, Geeta Arcade-1,
 Station Road, Mira Road (East),
 Thane-401107
 D-525 TRVVC.R. 1009/02/2005/200-

3445
 169884
 SPECIAL ADHESIVE
 SEP 13 2010
 17:08
 01985256
 INDIA
 STAMP DUTY
 MAHARASHTRA

M.N. Panjwani
 याची प्रतीक याना

टनन-90
 70300/2090
 9-00

~~D.C. Parashah~~
 J.D. Parashah

WHEREAS :

By and under an Booking/Agreement for Sale dated 02-07-2005 entered between M/s. Shreeraj Builders of Shop No. 1, Ramal Tower, Ramal Nagar, Mira Road (E), Dist. ; Thane referred as the builders therein and (1) MR. HARESHBHAI ANANTRAI DOSHI & (2) MR. KALPESHBHAI HARESHBHAI DOSHI referred as 'PURCHASER(S)' therein (hereinafter referred as 1st Purchaser(s)) and the said M/s. Shreeraj Builders agreed to sell to the 1st Purchaser(s) and the 1st Purchaser(s) agreed to purchase from them a shop being Shop No. 4 & 5 admeasuring 19.33 sq. mts. built up area on the Ground floor of Building Ramal Tower of their housing project at Near Railway Station, Mira Road (E), Dist. ; Thane , at the price and on the terms and conditions mention therein.

AND

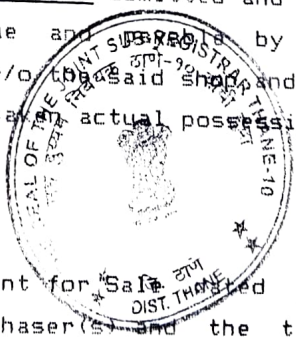
The said original Agreement for Sale dated 02-07-2005 is lodged for registration at the office of the Sub-Registrar of Assurance at Thane under No. 4858/2005 on 04-07-2005.

AND

The 1st Purchaser(s) herein has paid entire purchase price of the said shop to the said M/s. Shreeraj Builders as per **AGREEMENT** recited herein before.

AND

The said M/s. Shreeraj Builders admitted and confirmed that no amount is due and payable by the 1st Purchaser(s) herein in r/o the said shop and the 1st Purchaser(s) herein has taken actual possession of the said shop.



AND WHEREAS :

By and under an Agreement for Sale dated 11-04-2007 entered between 1st Purchaser(s) and the transferors herein the transferors herein have purchased and acquired all rights, title and interest together with permanent and absolute right of use and occupation of the said shop for the consideration set out therein and

M. N. Panjwani
गणेशदास गिजान

| |
|-----------|
| टनन - 902 |
| १०३०१२०१० |
| २ - ०९ |

J. D. Parekh
J. D. Parekh

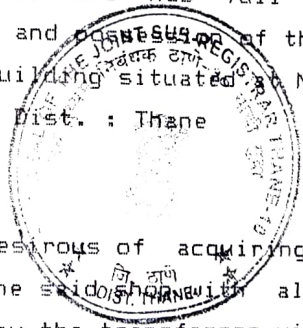
transferors herein has paid entire consideration to the 1st Purchaser(s) and has taken effective possession of the said shop, and was and till this day is in occupation of the same.

A N D

The transferors has agreed to sell to the transferees and the transferees have agreed to purchase from transferors the said shop being Shop No. 4 & 5 admeasuring 19.33 sq. mts. built up area on the Ground floor of the Building Rawal Tower of Near Railway Station, Mira Road (E), Dist. : Thane, with fixtures, fittings and amenities provided therein by the Builders for the agreed consideration of Rs. 12,62,000/- (Rupees Twelve Lakh Sixty Two Thousand only) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

A N D

The transferors are legal and bonafied members of the New Rawal Tower Co-operative Housing Society Ltd. a registered society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act 1960 under No. TNA/TNA/HSG/TC/15403/2004-05 dated 07-04-2004 with its registered office in the same building and WHEREAS such members are registered share holder of Ten fully paid up shares of the total value of Rs. 500/-vide Share Certificate No. 032/033 for Share No. 156 to 165 (both inclusive) of the said society standing in their name and whereas such members and share holder the transferors has full right and interest and ownership and possession of the said shop in the said society's building situated at Near Railway Station, Mira Road (E), Dist. : Thane



A N D

The transferees are desirous of acquiring the said shares and rights of the said shop with all deposits and contributions made by the transferors with various local authorities including Reliance Energy Ltd. for the beneficial, enjoyment and occupation of the said

M. M. Panjwani

२०११/१२/२०११

| |
|------------|
| ट न न - १० |
| २०३००/२०१० |
| २ - ०८ |

J.D. Parekh
J.D. Parekh

shop.

A N D

The transferors have agreed to transfer the said shares and rights of the said shop and handover vacant possession of the said shop to the transferees at and for the total consideration of Rs. 12,62,000/- (Rupees Twelve Lakh Sixty Two Thousand only) together with all deposits and contribution made by the transferors either through the said Builders or the said society with various local authorities for the beneficial enjoyment and occupation of the said shop.

A N D

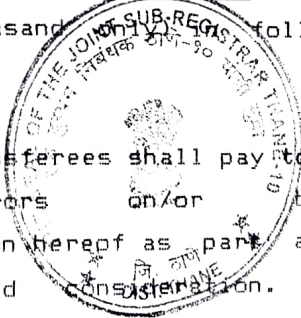
The transferees have agreed to purchase the said shares and rights of the said shop with all deposits and contributions made by the transferors and all benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in their name with permanent right of use and occupation of the said shop.

: NOW THIS AGREEMENT WITNESSETH AS UNDER :

- 1) The transferors shall sell, assign and transfer to the transferees all the said shares and right of the said flat/shop with all deposits and benefits thereof at and for the total consideration of Rs. 12,62,000/- (Rupees Twelve Lakh Sixty Two Thousand only) and the transferees shall pay to the transferors entire amount of agreed consideration of Rs. 12,62,000/- (Rupees Twelve Lakh Sixty Two Thousand only) in following manners :

Rs. 62000/4-
M. N. Punjwani
राजेश्वर शिवाजी

The transferees shall pay to the transferors on/or before execution hereof as part amount of agreed consideration.



Rs. 400000/4-

The transferees shall pay to the transferors on/or before 11/9/2010

M. N. Punjwani

| |
|------------|
| टन नं - 90 |
| 70300/2010 |
| 2-85 |

J. D. Parekh
J. D. Parekh

as part amount of agreed consideration

Rs. 800000/-

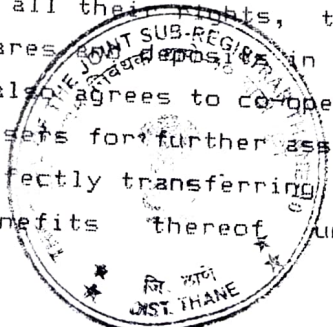
The transferees shall pay to the transferors on/or before 31/9/2010 as balance amount of agreed consideration

M. H. Punjwan
a
वाणिज्य मंडल

The transferors doth do hereby admit and acknowledge to have received the said sum of Rs. 62000/- (Rupees Sixty two thousand only Only) being part amount of agreed consideration and the transferors doth shall acquit and release and discharge every part thereof to the transferees forever only after receipt of balance amount of agreed consideration as mentioned herein above

2) The transferors declares that all amounts in relation to the said shares and the said shop are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said Builders or the said society. The transferors also agrees to pay all dues if any to the said society or any other authorities for the period till possession of the said shop is handover to the purchasers and thereafter they will not be liable for the same.

3) The transferors declares and hereby agrees and undertakes that immediately on execution hereof they will obtain necessary permission from the said society as required under rules 3B(a) of M.C.S. Act, 1960 to transfer all their rights, title and interest including shares, deposits in favour of the transferees and also agrees to cooperate and assist with the purchasers for further assuring in law and for better perfectly transferring the said shop with all benefits thereof unto the transferees.



4) The transferors declares that they have in themselves full right and absolute power and

M. H. Punjwan

a
वाणिज्य मंडल

टनन - 90
90300/2090
[Signature]

D. C. Pareek

J. D. Pareek

of the transferees whenever required by the transferees and/or the said society for effectively transferring the said shop with all benefits thereof unto the transferees.

8) This agreement has been concluded between the parties hereto on the basis of representations of the transferors that their purchase of the said shop and their membership with the said society are valid and subsisting and no notice of requisition or acquisition of the shop or termination of membership has been received by them. The purchasers declares that they have inspected all documents in r/o of the said shop and fully satisfied thereof.

9) All expenses incidental to this agreement including stamp duty, registration charges etc. if any payable on this agreement shall be borne and paid by the transferees however society transfer charges will be paid and borne by transferor and transferees equally. Transferees shall also be liable to pay all outgoing in r/o the said shop as and when due for payment from the date of possession.

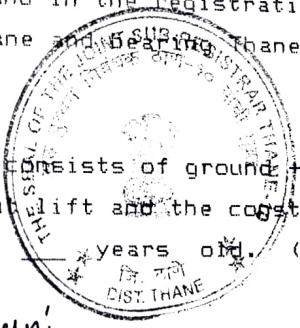
: THE SCHEDULE OF THE PREMISES REFERRED TO :

Shop no. 4 & 5 admeasuring 19.33 sq. mts. built up area on the Ground floor of building Rawal Tower of Near Railway Station, Mira Road (E), Dist. : Thane , on

all that piece or parcel or land or ground lying being and situated at village Bhayander in Taluka and District Thane within the limits of Mira Bhayander Mahanagar Palika and in the registration district and sub-district of Thane and bearing Thane Survey no. 137-

Hissa No. 1 (P)

The said building consists of ground + floors with/without lift and the construction of said building is years old. (Copy of attached.)



| |
|---------------------|
| ट व न - 90 Upper |
| 20/08/2090 |
| of 007CC U |

M. A. Panjwani
राजेश्वर यशवंत

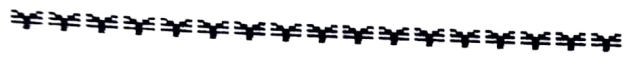
J. D. Parekh
J. D. Parekh

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribe their respective hands on the day and the year first hereinabove written.

SIGNED SEALED & DELIVERED by
the withinnamed "TRANSFERORS"

- (1) MAZBEEN NIZAR PANJWANI & M. M. Panjwan
- (2) JENA KARIM PRASLA ^a *गौशियान*

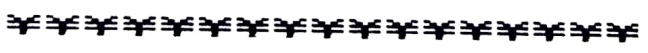
in the presence of



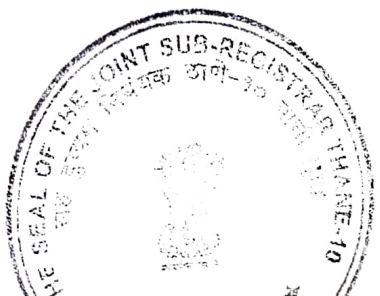
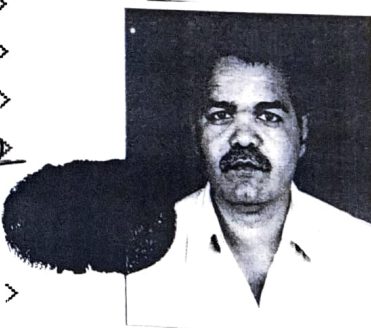
SIGNED SEALED & DELIVERED by
the withinnamed "TRANSFEREE"

- (1) DAKSHESH CHANDRAKANT PAREKH & *D. C. Parekh*
- (2) JIGNA DAKSHESH PAREKH

in the presence of



J. D. Parekh



-3-
SCHEDULE :

Details regarding the applicant and the vacant land possessed by him for which exemption is sought under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.



1. Name and Address of the person holding the land. : Shri Fundalik Mahadeo Khatre and Other One. Bhayandar, Tal. and Dist. Thane
 2. Status of the person whether an individual family, firm company, Co.op. Socy. or body of individuals, whether in incorporated or not etc. : Individuals
 3. No. & date of application : 16/6/1993
 4. Name of Urban Agglomeration in which the land for which exemption is sought is situated. : 8 k.m. Peripheral area of Bombay Urban Agglomeration
 5. Total surplus land declared as per 8(4) order. : 330.00 sq.mtrs.
 6. Surplus land exempted vide this order. : 330.00 sq.mtrs.
 7. District, Taluka, Village S.No. : Village, Bhayandar, Tal. and Dist. Thana
S.No. 511/A/1(pt) (old)
S.No. 137/1(pt) (New)
 8. No. of tenements of 40 sq. mtrs. and 60 sq.mtrs. : Upto 40 sq.mtrs. 4 tenements
Upto 60 sq.mtrs. 3 tenements
- Total: 7 tenements

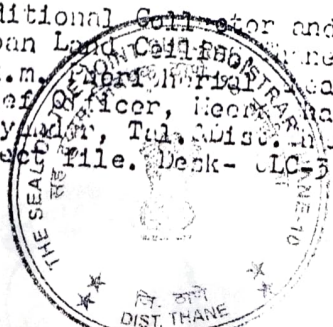
By order and in the name of the Governor of Maharashtra,

(Signature)
(Smt. Bharati Dalvi)
Under Secretary to Government.

✓
To, Shri Fundalik Mahadeo Khatre & Other one,
C/o Shri Surendra Laxman Rawal, 18, Sai
Mangalam, B.P. Road, Bhayandar (East),
Tal. & Dist. Thane.

Copy to:-

1. The Additional Collector and Competent Authority, Urban Land, Ceiling & Regulation, 8 k.m. Peripheral Area of Bombay Urban Agglomeration.
2. The Chief Officer, Bhayandar Municipal Council, Bhayandar, Tal. Dist. Thane.
3. The Select File Desk - LC-3



दस्तावेज - ४

3246 / 2000

NEW RAVAL TOWER

CO-OP. HSG. SOC. LTD.
(NR) HSG/TC/15403/04-05
RAVAL NAGAR,
Near Fly Station, Mira Road (East)
Dist. Thane - 401 107

SHARE CERTIFICATE

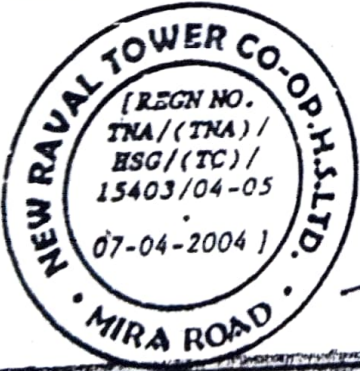
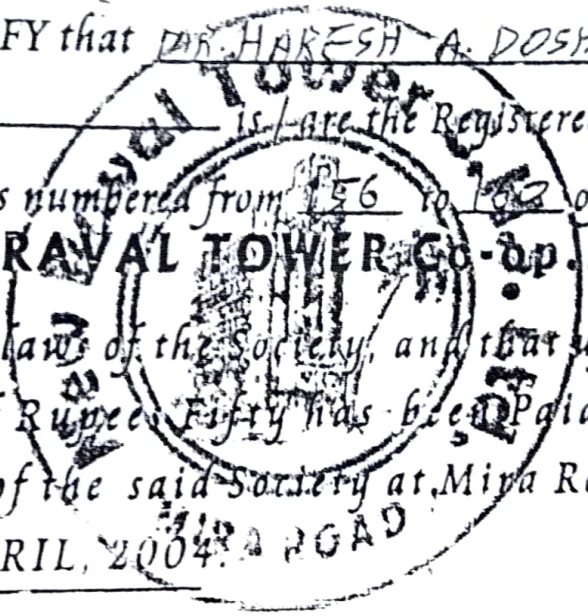
Certificate No. 032

Flat / Shop No. : 4

Regn. Folio No. : 504

AUTHORISED SHARE CAPITAL OF Rs.1,00,000/- DIVIDED INTO 2,000 SHARES OF Rs.50/- EACH.

THIS IS TO CERTIFY that MR. HARESH A. DOSHI & MR. KALPESH H. DOSHI is/are the Registered Holder of 5 (Five) fully paid-up shares numbered from 156 to 160 of Rupees 50/- (Fifty) each of the **NEW RAVAL TOWER Co-op. Hsg. Soc. Ltd.,** subject to the Bye-laws of the Society, and that upon each of such shares the sum of Rupees Fifty has been Paid. Given under the Common Seal of the said Society at Mira Road (E), on this, 07th day of APRIL, 2004.



R. T. Rameshia
Chairman

H.N. Bhatiwala
Secretary

Prudh
Treasurer



दस्त गोपवारा भाग - 2

टनन10

दस्त क्रमांक (10347/2010)

४४/४६

दस्त क्र. [टनन10-10347-2010] चा गोपवारा
बाजार मुल्य : 1160000 मोबदला 1262000 भरलेले मुद्रांक शुल्क : 75750

पावती क्र.: 10357 दिनांक: 13/09/2010
पावतीचे वर्णन
नांव: दक्षेस चंद्रकांत पारेख - -

दस्त हजर केल्याचा दिनांक : 13/09/2010 05:52 PM
निष्पादनाचा दिनांक : 13/09/2010
दस्त हजर करणा-याची सही :

D. C. Parekh

12620 : नोंदणी फी
920 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

13540: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 13/09/2010 05:52 PM
शिक्का क्र. 2 ची वेळ : (फी) 13/09/2010 05:55 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) राजेश एन राठी- - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मिरारोड पू, ठाणे.

तालुका: -

पिन: -

2) निखिल ठक्कर- - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: --

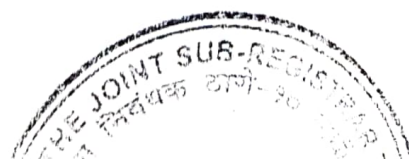
पिन: -



Nikhil



दस्त निवेदकाची सही



दस्त निवेदकाची सही

