



दस्तावेजांक व वर्ष 10348/2010

Thane, September 14, 2010

10:22:41 AM

दुय्यम निबंधक: सह दुय्यम नि.का.ठाणे 10

नोंदणी 63 म

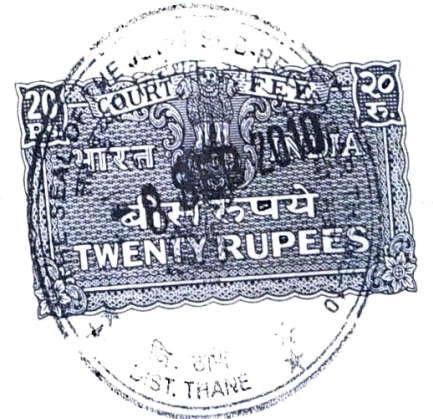
Page 63 of 6

सूची क्र. दोन INDEX NO. II

गावाचे नाव : भाईंदर

- (1) दिलेखाचा प्रकार, भोवट्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) भोवट्या रु. 1,264,000.00
बा.भा. रु. 1,163,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 137/1पै. वर्णन: दुकान क्र. 1/ तळ मजला, रावल टॉवर, मिरारोड पू.ठाणे.
- (3) क्षेत्रफळ (1) 19.37 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) जेना करिम प्रासला - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मिरारोड पू.ठाणे.; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) मेजबीन निझार पंजवानी - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/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/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: कांदिवली; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) जिग्ना दक्षेस पारेख - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 13/09/2010
- (8) नोंदणीचा 14/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 10348 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 75840.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 12640.00
- (12) शेरा

सह दुय्यम निबंधक ठाणे-१०



P/ADM



Monday, September 13, 2010

6:01:46 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 10358

गावाचे नाव भाईदर

दिनांक 13/09/2010

दस्ताऐवजाचा अनुक्रमांक टनन10 - 10348 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:दक्षेस चंद्रकांत पारेख - -

नोंदणी फी	:	-	12640.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43)	:	-	860.00
एकूण	रु.		13500.00

आपणास हा दस्त अंदाजे 6:16PM ह्या वेळेस मिळेल

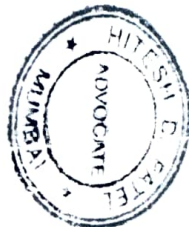
सह दुय्यम निबंधक ठाणे-१०
सह दु.नि.का-ठाणे 10

बाजार मुल्य: 1163000 रु. मोबदला: 1264000रु.

भरलेले मुद्रांक शुल्क: 75850 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: सिटीझनक्रेडीट को ऑप बँक लि.शाखा मिरारोड पू.ठाणे.;
डीडी/धनाकर्ष क्रमांक: 394318; रक्कम: 12640 रु.; दिनांक: 13/09/2010

D. C. Parakh



Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD	
Lic # D-5/STP/V/C.R. 1009/02/2005/200-203	
Br Mira Road	Date 13/09/10
Pay to Acct Stamp Duty Thane	
Frinking Value	Rs. 75850
Service Chgs (Rs. 10 per doc)	Rs. -
TOTAL	Rs. 75850
Name of the stamp duty paying Party Dakshesh C. Parekh	
DD / Cheque No	
Drawn on Bank	
(For Banks Use Only)	
Tran ID	
Frinking Sr No	
Cashier	



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 13th day of Sept, 2010, between (1) JENA KARIM PRASLA & (2) MAZBEEN NIZAR PANJWANI, 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

"TRANSFERS" (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

ONE PART AND (1) DAKSHESH CHANDRAKANT PAREKH & (2) JIGNA DAKSHESH PAREKH both adult, Indian inhabitant of Mumbai having their present address as B-2, Sai Naqar, M. G. Road No.1, Kandivali (W), Mumbai 400 067 hereinafter called the "TRANSFEREES" which

expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators and assigns) of OTHER PART.

म. अ. पान्जवनी
M. A. Panjwani

D.C. Parekh
J. D. Parekh

टनन-90
702 042090
9 - 03

INDIA STAMP DUTY MAHARASHTRA
SHEET 34461
1199884
R. 00758501-PB5256
SPECIAL REGISTER
ADHESION
SEP 13 2010
17:10

Joint Sub-Registrar Thane
 Dated 13/09/10
 Jena Karim Prasla & Mazbeen Nizar Panjwani
 Daksheh Chandrakant Parekh & Jigna Daksheh Parekh
 11/10/10
 For Stamp Duty Five thousand Eight hundred Sixty only

WHEREAS :

By and under an Booking/Agreement for Sale dated 10-03-2005 entered between M/s. Shreeraj Builders of Shop No. 1, Rawal Tower, Rawal Nagar, Mira Road (E), Dist. : Thane referred as the builders therein and (1) MR. VASANTIBEN HARESH DOSHI & (2) MR. KETKIBEN KALPESH 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 shops being Shop No. 1 and Flat No. @03 A admeasuring totally 28.99 sq. mtrs. built-up area on the Ground floor of Building Rawal 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 a single combined agreement was made for the same.

A N D

The said original Agreement for Sale dated 10-03-2005 is lodged for registration at the office of the Sub-Registrar of Assurance at Thane under No. 1781/2005 on 23-03-2005.

A N D

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.



A N D

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.

दन न - 90
23/03/2005
2 - 03

A N D W H E R E A S :

By and under an Agreement for Sale dated 12-04-2007 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 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

M.
ग. न. पंजवानी
M. N. Panjwani

2
D. C. Pareek
J. D. Pareek

Occupation of the same.

AND

However at the time of making the original agreement no mention was made about Shop No. 1 in the said agreement and area of Shop No. 1 and Flat No. 003/A was mentioned in total i.e. no mention was made about Shop No.1 and its area and separate area of Flat No. 003/A and therefore a Deed of Rectification was executed on 31-12-2007 between the 1st purchaser and 2nd Purchaser and the Separate details pertaining to Shop No. 1 admeasuring 19.37 sq. mtrs. built-up area and Flat No. 003/A admeasuring 9.67 sq. mtrs. built-up area were mentioned in the above rectification deed.

AND

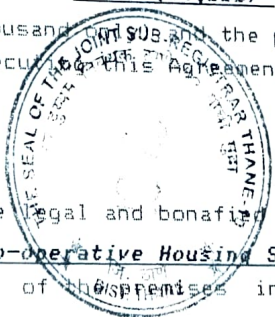
The said Deed of Rectification dated 31-12-2007 is registered at the office of the Sub-Registrar of Assurance at Thane under No. 1472/2008 on 06-02-2008.

AND

The transferors has agreed to sell to the transferees and the transferees have agreed to purchase from transferors the said shop being Shop No. 1 admeasuring 19.37 sq. mts. built up area on the Ground floor of the Building Rawal Tower of Near Railway Station, Mira Road (E), Dist. : Thane out of the above combined agreement for sale, with fixtures, fittings and amenities provided therein by the Builders for the agreed consideration of Rs. 12,64,000/- (Rupees Twelve Lakh Sixty Four Thousand) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

AND

The transferors are legal and bonafid members of the New Rawal Tower Co-operative Housing Society Ltd. a registered society of apprentices 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 Five fully paid up shares of the total value of Rs. 250/-vide Share Certificate No. 029 for Share No.141 to 145 (both inclusive) of the said society standing in



डॉ. एन. एन. पुंजवा

M. N. Punjwa

3

J. D. Parekh

टनन - 90
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J. D. Parekh

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

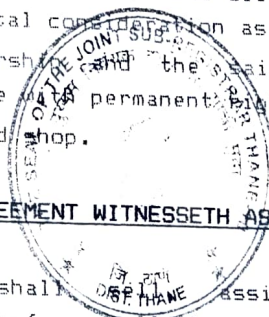
The transferees are desirous of acquiring the said shares and rights of the said shop with all deposits and contributions made by the transferors with various local authorities including Reliance Energy Ltd. for the beneficial, enjoyment and occupation of the said shop.

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. 12,64,000/- (Rupees Twelve Lakh Sixty Four 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 and permanent right of use and occupation of the said shop.



: NOW THIS AGREEMENT WITNESSETH AS UNDER :

- 1) The transferors shall 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. 12,64,000/- (Rupees Twelve Lakh Sixty Four Thousand only) and the transferees shall pay to the transferors entire agreed consideration of Rs. 12,64,000/- (Rupees Twelve Lakh Sixty Four Thousand only) in following manners :

₹ नं. 90
2020/2090
amount of
₹ 12,64,000/-

राजेश म. नि. पणिसुवानी
M. N. Paniswani

J. D. Parekh

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 for 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 outgoings 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. 1 admeasuring 19.37 sq. mts. built up area on the Ground floor of building Rawal Tower of 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 + _____ upper floors with/without lift and the construction of the said building is _____ years of _____ of OC/CC attached.)

म. न. पान्जवानी
M. N. Panjwani

J. D. Parekh

टनन - १०

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) JENA KARIM PRASLA & *ଜେନା କରୀମ ମିଆଁ*
- (2) MAZBEEN NIZAR PANJWANI *M. N. Panjwani*

in the presence of

=====

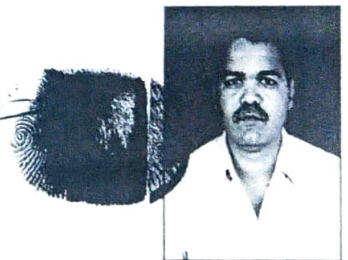
SIGNED SEALED & DELIVERED by
the withinnamed "TRANSFEEEE"

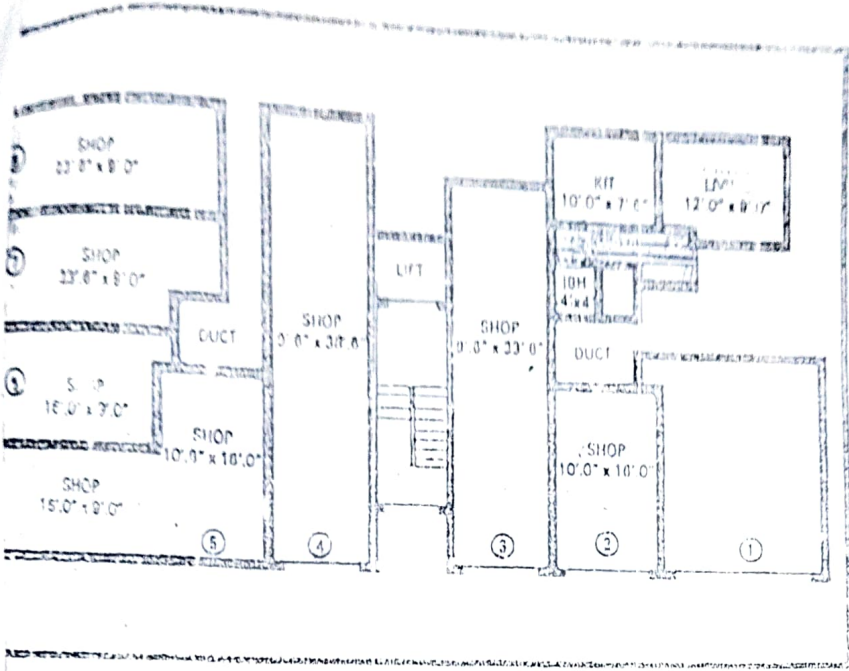
- (1) DAKSHESH CHANDRAKANT PAREKH & *डा.क.पारेख*
- (2) JIGNA DAKSHESH PAREKH

in the presence of

=====

J.D. Parekh

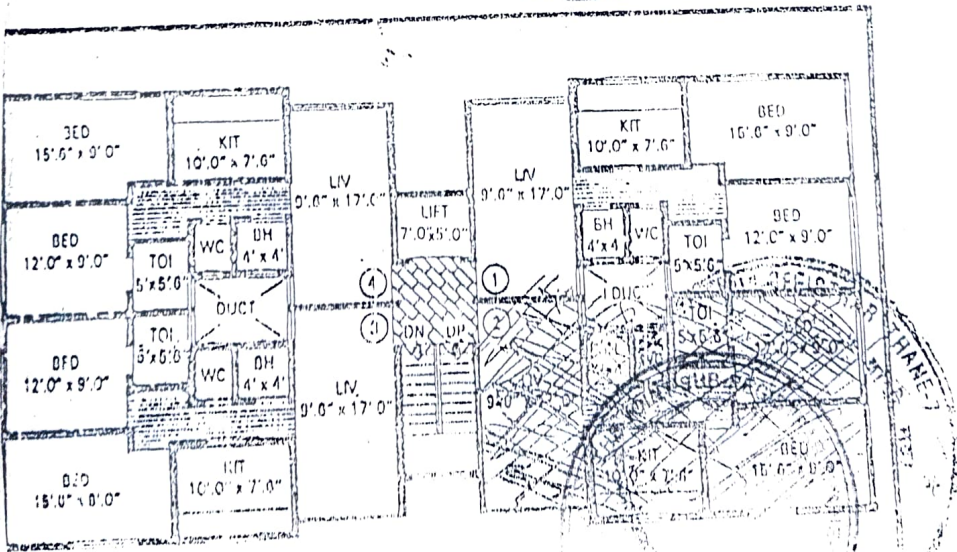




Ground Floor



टन न-१०
 १४४२/२००८
 L 192



Typical Floor Plan

3301

१३

टन न-१०

दस्त गोषवारा भाग - 2

टनन10

दस्त क्रमांक (10348/2010)

09/02

पावती क्र. 10358 दिनांक 13/09/2010
पावतीचे वर्णन
नांव: दशोस चंद्रकांत पाटेख

क्र. [टनन10 10348 2010] चा गोषवारा
दस्त मूल्य 1163000 मोबदला 1264000 भरलेले मुद्रांक शुल्क : 75850

दस्त हजर केल्याचा दिनांक : 13/09/2010 05:57 PM
निष्पादनाचा दिनांक : 13/09/2010
दस्त हजर करणा-याची सही : S.C. Patil

12640 : नोंदणी फी
860 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

13500: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 13/09/2010 05:57 PM
शिक्षा क्र. 2 ची वेळ : (फी) 13/09/2010 06:01 PM

ओळख : खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणं यांचा उद्देश्य ओळखणं,

व त्यांची ओळख पटवितात.

1) राजेश एन राठी- - घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: मिरारोड पू

तालुका: -

पिन: -

2) निखिल ठक्कर- - घर/फ्लॅट नं: श्रीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

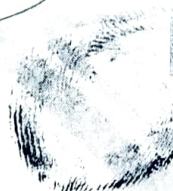
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



Plastli

Handwritten signature of Nikhil Thakkar

सह निबंधक नि. को. ठाणे-१०



सह निबंधक नि. को. ठाणे-१०

दस्त गोपवारा भाग - 2

दस्ता क्रमांक

(10346/2010)

83/03

दस्ता क्रमांक (10346/2010) का गोपवारा

दस्ता क्रमांक (10346/2010) गोपवारा (10346/2010) परतीले मुद्रांक मुद्रांक (10346/2010)

दस्ता क्रमांक केव्याचा दिनांक 13/09/2010 05 57 PM

दस्ता क्रमांक 13/09/2010

दस्ता क्रमांक वाची सही

सक्रीय क्रमांक (10346/2010)

सक्रीय क्रमांक

सक्रीय क्रमांक

13/09/2010

सक्रीय क्रमांक (10346/2010) गोपवारा (10346/2010)

(आ 11/2)

सक्रीय क्रमांक (10346/2010) गोपवारा (10346/2010)

एकत्रित सही

13500 एकूण

दस्ताचा प्रकर (25) करारनामा

शिक्का क्र 1 ची वेळ (सादरीकरण) 13/09/2010 05 57 PM

शिक्का क्र 2 ची वेळ (पी) 13/09/2010 06 01 PM(कार्यवाही पूर्ण)

शिक्का क्र 3 ची वेळ (कबुली) 14/09/2010 10 23 AM

शिक्का क्र 4 ची वेळ (ओळख) 14/09/2010 10 23 AM

दस्त नोद केव्याचा दिनांक : 14/09/2010 10:23 AM

दु निबंधकाची सही, सह दु नि का ठाणे 10

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

तालुका: -

पिन: -

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

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Platli

Handwritten signature

प्रमाणित करणेत येते की

या दस्तास एकूण 83 पाणे आहेत.

सह दुखम निबंधक ठाणे-१०

पुरतक क्रमांक

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क्रमांकावर नोंदला

सह दुखम निबंधक ठाणे-१०



सह दुखम निबंधक, ठाणे-१०

तारीख १४ माहे ०९ सन २०१०

MUMBAI THIS _____ DAY OF _____, 2010.

B E T W E E N

(1) JENA KARIM PRASLA &
(2) HAZBEEN NIZAR PANJWANI
.....Transferors

A N D

(1) DAKSHESH CHANDRAKANT PAREKH &
(2) JIGNA DAKSHESH PAREKH
.....Transferee

AGREEMENT FOR SALE
