



पृष्ठ सं. 2

पुस्तक सं. 1/2021
पृष्ठ सं. 1/2021
दिनांक
18/08/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

2200000

18/08/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021

पुस्तक सं. 1/2021



ATTESTED TRUE COPY

J. J. Patel

JAYSHREE J. PATEL
ADVOCATE & NOTARY GOVT. OF INDIA
B/10, New Shanti Ganga CHS. Ltd.
Opp. Railway Station, Bhayander (E),
Dist. Thane - 401 105.

TRUE COPY Rakesh

RAKESH S. RAJPUTANI

Mira-Bhayander Municipal Corporation

23 AUG 2021

AND WHEREAS, by and under an agreement for sale dated 28.04.2011, entered into between MR. NAVIN ARVIND KAMPRASAD MODI, Hereinafter referred to as the one party and MRS. SANGEETA KUMARASHIWINE JAIN, party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore and the same has been registered with the Sub-Registrar office, Thane-7, Vide Document No. 3720/2011, Dated: 13.05.2011.

२३३३ - १९
 for sale dated 28.04.2011
 12022

AND WHEREAS, the Transferor herein has paid entire purchase price of the said flat to the above said Parties as per the agreement recited hereinabove AND the said Parties admitted and confirmed that no amount is due & payable by the Transferor herein in respect of the said flat and the Transferor herein has taken actual possession of the said flat and was and till this day is in occupation of the said flat.

AND WHEREAS, this agreement shall always be subject to the provision of the Maharashtra Ownership Flat Act, 1963, and the rules made there under.

AND WHEREAS, the Transferor has agreed to sell the Transferees and the Transferees have agreed to purchase from the Transferor the said flat premises bearing No. D/17, on the FIRST Floor, in the society known "BOMBAY MARKET 'D' WING CO - OP. HSG. SOC. LTD.," at, Near Shivsena Office, Station Road, Bhayander (West) Tal & Dist - Thane - 401101, admeasuring Built up area 585 Sq. Fts. (Built up 54.35 sq. mtrs.), with the fixtures, fittings and amenities provided therein by the Parties for the agreed consideration and the parties hereto is desirous of executing this agreement for sale in respect thereof.



Sangeeta Jain

(Signature)

(Signature)

TRUE COPY *Rakshya*

RAKSHYA

AOT
 JAYSHREE
 Dist. Thane
 Regd.
 FERNIME

A R P
 P
 M.S.I
 7805
 DE INDIA

Hyderabad

98-2222179
 98-2217989
 98-2217200
 98-2217780
 98-2217410

Hyderabad

98-2222179
 98-2217989
 98-2217200
 98-2217780
 98-2217410



L.A.H. - 9	
3	30



AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at. Bhayander, on this 20th Day of August, 2021.

BETWEEN

MRS. SANGEETA ASHWIN JAIN, Age 47 Years, (PAN: ADCPJ3998H) Indian Inhabitant having address Flat No. D/17, First Floor, Bombay Market D' Wing Co-Op Hsg. Soc. Ltd., at. Near Shivsena Office, Station Road, Bhayander (West), Tal & Dist - Thane - 401101, hereinafter called the "Transferor", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs executors, administrators and assigns) of the **One Part.**



AND

1. MR. AMIT MAHENDRA SHAH, Age: 43 Years, (PAN: AOMPS8471B) 2. MRS. MITA AMIT SHAH, Age: 40 Years. (PAN: ECHPS8202R) Indian inhabitant presently residing Flat No. B/307, Third Floor, Nityanand Niketan Apartment. At. Navghar Cross Road No. 5, Tirupati Galli, Near Shiram Jewellers Bhayander (East), Tal & Dist - Thane - 401105, hereinafter called the "Transferees" (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 **Second Part.**



Sangeeta Jain
Amit Shah
Mita Shah

TRUE COPY Raksha

RAKSHA S. BHUPTANI
CREATOR

S.R.F. - 9

The Transferees herein agreed to acquire from the Transferor	Date of Transfer
and the Transferor has agreed to sell the Premises as set out herein to the Transferees	from this day of
consideration of Rs. 20,00,000/- (RUPEES TWENTY TWO LAKHS ONLY) being the Full & Final Payment for her share in the said Flat premises and the Transferees shall take over the said premises on Ownership basis subject to terms, conditions and obligations contained in the said agreement with the above said	19

S.R.F. - 9

1. The Transferees herein agreed to acquire from the Transferor and the Transferor has agreed to sell the Premises as set out herein to the Transferees consideration of Rs. 20,00,000/- (RUPEES TWENTY TWO LAKHS ONLY) being the Full & Final Payment for her share in the said Flat premises and the Transferees shall take over the said premises on Ownership basis subject to terms, conditions and obligations contained in the said agreement with the above said

2. (a) Transferees herein have paid to the Transferor a sum of Rs. 2,00,000/- (RUPEES TWO LAKHS ONLY) as a Part Payment of the agreed sale consideration amount for the said Flat Premises to be acquired on ownership basis by her and the balance amount of Rs. 20,00,000/- (RUPEES TWENTY LAKHS ONLY) shall be paid within 30 working days from the date of Registration.



(b) The Transferor hereby agrees and undertakes that immediately on receipt of Full & Final amount of agreed consideration as mentioned in clause (1) herein the Transferor will handover peaceful vacant possession of the said Flat to the Transferees along with all relevant documents including Maintenance bills, Property tax receipts etc. standing in her name and also agrees to handover all the original agreements of the Flat.

(c) It has been expressly agreed by the parties herein, that time period is essence of contract, as far as the above given balance payment is concerned. The Transferees are also trying to avail of housing loan from any banks/institution and for that purpose the Transferor shall co-operate with Transferees to obtain from the said society all such papers, documents and NOCs which may be required by banks/institution for sanction of the housing loan amount in favour of Transferees.



Sangeeta Jain




Hyderabad

040-23231705
040-23750000
040-27170001
040-27177502
0217-23100403
040-24000000

2,7,7, - 5
 The Transferor is
 the member of the said
 Housing Society referred to hereinabove and registered
 under the provision of Maharashtra Co-operative Societies Act,
 1960 under No. TNA/TSA/HSO/TC/11368/2000-2001, Dated

08.03.2001, its registered office at the same building and whereas
 such member is registered share holder of (5) Five fully paid up
 shares bearing Share Certificate No. 17, Member's Registration No.
 11, distinctive nos. from 081 to 085 (both inclusive) for total face
 value of Rs. 250/- of the said society standing in her name and
 whereas such members and share holders the Transferor has full
 right, interest and ownership and possession of the said Flat in the
 said society's building situated at, Near Shyvana Office, Station
 Road, Bhayander (West) Tal & Dist - Thane- 401101.



AND WHEREAS, the Transferees are desirous of acquiring the said
 shares and rights of the said Flat with all deposits and
 contributions made by the Transferor with various local authorities
 for the beneficial enjoyment and occupation of the said Flat.

AND WHEREAS, the Transferor has agreed to sell assign and
 transfer to the Transferees all the said shares and rights of the said
 Flat and handover vacant & peaceful possession of the said Flat to
 the Transferees at and for the total consideration of Rs.
22,00,000/- (RUPEES TWENTY TWO LAKHS ONLY) together
 with all deposits and contributions made by the Transferor either
 through the said Parties or the said society with various local
 authorities for the beneficial, enjoyment and occupation of the said
 Flat.

AND WHEREAS, the Transferees have agreed to purchase the said
 shares and rights of the said Flat with all deposits and
 contributions and 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



Sangeeta Jain

Abhishek
 W. K. SHIN

2.7.7. - 109

AND WHEREAS, the Transferor is the single owner and has exclusive possession along with share capital and otherwise well and sufficiently entitled to the Flat premises bearing No. D/17, on the FIRST Floor, in the society known "BOMBAY MARKET 'D' WING CO - OF. HSG. SOC. LTD.," at. Near Shivsena Office, Station Road, Bhayander (West) Tal & Dist - Thane - 401101, and admeasuring Built up area 586 Sq. Ft. (Built up 54.35 sq. mtrs.), at the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder.

AND WHEREAS, by and under an agreement for sale dated: 06.11.1986, entered into between M/S. MORMUKAT CONSTRUCTION COMPANY, hereinafter referred to as the One Part and M/S. NANDLAL & SONS (H.U.F), party of the Other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore.

AND WHEREAS, by and under an agreement for sale dated: 24.01.2005, entered into between M/S. NANDLAL & SONS (H.U.F) Through its Karta & Manager MR. NANDLAL SIRSALEWALA. Hereinafter referred to as the One Part and MR. NAVIN ARVIND MODI, party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore.

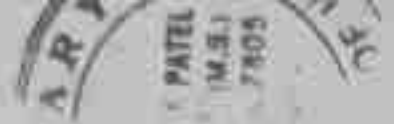
AND by way of Gift Deed Dated: 06.09.2010, MR. NAVIN ARVIND MODI, has gifted his shares, rights, title and interest in the said flat to his Father MR. ARVIND RAMPRASAD MODI, and now MR. ARVIND RAMPRASAD MODI, became 80% owner of the above said flat premises and the same has been registered with the Sub-Registrar office, Thane - 7, Vide Document No. 7648/2010, Dated: 06.09.2010.



Sangeeta Jain

Abhishek

Abhishek
TRUE COPY Raksha



ट.न.न. - ७
 दस्ता क्रमांक ११७५७/१०१९
 १० / १०



दफ्तरी : २६११६२६ / २६११६२६ / २६११६२६ / २६११६२६ / २६११६२६
 फोन : २६११६२६

मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर

MIRA BHAYANDAR MUNICIPAL CORPORATION

श्री. नरदिन अरविंद मोदी, सहायक निबंधक, भाईंदर (पश्चिम), मा. नि. नं. ३९१९९

मिरा-भाईंदर महानगरपालिका, भाईंदर (पश्चिम), मा. नि. नं. ३९१९९
 तारिका ३१/६/१९

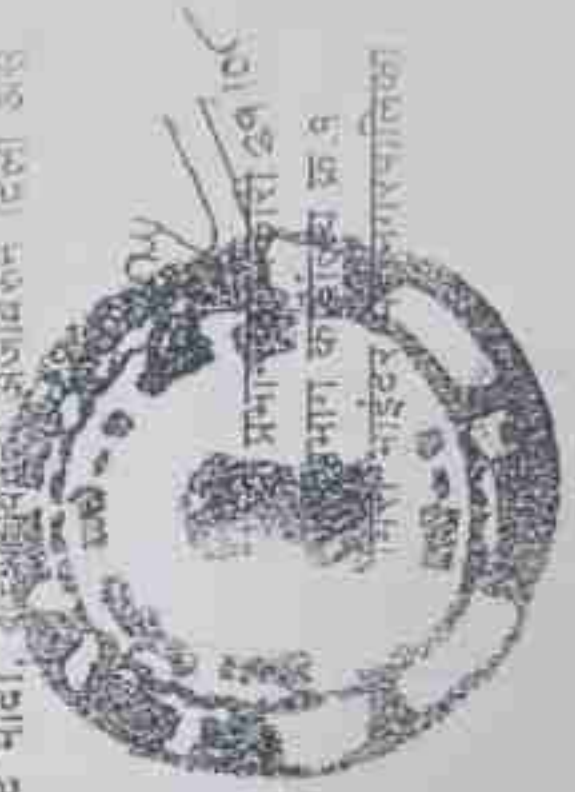
श्री. नरदिन अरविंद मोदी,
 फ्लॉट क्र. ९७, बॉम्बे मार्केट-डी,
 मालमत्ता क्र. डी०२०००३६३६००,
 भाईंदर (प.)

विषय : "ना हरकत दाखला" मिलपोबाहत.

- संदर्भ : १) आपला दि. ३१/०८/२०१० रोजीचा अर्ज,
 २) अर्जदार श्री. नरदिन अरविंद मोदी यांचे दि. २४/०८/२०१० चे प्रविष्टापत्र,
 ३) नहासना करण क्र. ७५, दि. ०६/१२/२००६ अन्वये.

मिरा भाईंदर महानगरपालिका क्षेत्रीय, भाईंदर (प.) येथील फ्लॉट क्र. ९७, बॉम्बे मार्केट-डी, मालमत्ता क्रमांक डी०२०००३६३६००, भाईंदर (प.) चे क्षेत्रफळ ७३१ चौ. फुट आहे. या स्थानिक स्वामिनांमध्ये सन १९८४-१९८५ या काळापासून मालमत्ता करणी अधिकारी आहेत. सदर स्थानिक आर.सी.सी. स्वरूपाची अर्जदार यांनी सादर केलेली मालमत्ता क्रमांक डी०२०००३६३६००, भाईंदर (प.) या मालमत्तेची अर्जदार यांनी सादर केलेली मालमत्ता क्रमांक साहून अनधिकृत बांधकामावर करवावयाच्या कोणत्याही कारवाईस बांधकाम खात्याने या कार्यालयाची हरकत नाही.

सदर हा दाखला अर्जदार श्री. नरदिन अरविंद मोदी, मिरा-भाईंदर महानगरपालिका जिल्हा आहे.



प्रति:-
 ना.सहाय्यक मुख्य निबंधक, ठाणे.

ट.न.न.-७
 ७५१९९
 ३७२०/१०१९
 १२१९

040-23231765
 040-25738689
 040-27176083
 040-27177562
 021-2577384
 0721-2586246
 0712-2444249
 0723-2340766
 0253-2570085
 0257-2240942
 02582-228400
 0257-2235212
 02582-2285000
 02582-2285000
 02582-2285000