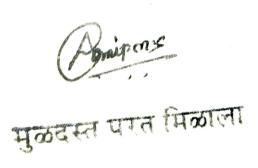


Page 1 of i

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527 11757	पावती	Original/Duplicate		
Friday, August 20, 2021		Regn.:39M		
5:36 PM	पावती कं.: 13250	दिनांक: 20/08/2021		
गाबाचे नाव: भाईदर दस्तऐबजाचा अनुक्रमांक: टनन7•1757-2 दस्तऐवजाचा प्रकार : करारनामा सादर करणाऱ्याचे नाव: अमित महेंद्र शाह आपणास मूळ दस्त ,यंबनेल प्रिंट,सूची-२ अ 5:49 PM ह्या वेळेस मिळेल.	021 नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 40 एकूण:	रु. 22000.00 रु. 800.00 रु. 22800.00 रु. 22800.00		
बाजार मुल्य: रु.1920729 /- मोबदला रु.2200000/-		अणे क्र ७		
भावपेला २.2200000/- भरलेले मुद्रांक शुल्क : रु. 132000/-				
1) देयकाचा प्रकार: DHC रक्कमः रु.800/- डीडी/यनादेश/पे ऑर्डर क्रमांक: 2008202105827 दिनांक: 20/08/2021 बॅंकेचे नाव व पत्ता: 2) देयकाचा प्रकार: eChallan रक्कमः रु.22000/- डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005121516202122E दिनांक: 20/08/2021 बॅंकेचे नाव व पत्ता:				





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द्रायच जित्रात् । सत दु हिन तम्म ७ इस्ते जवाम - 11757/2021 नोट्या -Rean 63m

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	गावाचे नाव: भाईदर
• १३ जि. मन्द्राच्या प्रकार	
(2)	2200000
(3) ताजरत्भात्र(भाइंपटेटयाक्या बार्बलिनपटराकार आकारणी देतो की पटटेडार नमुद्र करावे।	1920729 ने
 (८) स्-मापन,पोरहिस्मा व धरबसाक(अमन्याम 	1) पालिकचे नाव:मिरा-भाईदर मनपा इतर वर्णन :. इतर माहिती: . इतर माहिती: सीज - भारेपर विभाग - 1/1,वाई - 'ग' मदनिका नं. "डी/17" 1 ला मजत्या,"वॉम्वे मॉकेंट 'डी' विंग कॉ - ऑप. ही. सी. लि" पत्त - शिख्यान ऑफीम च्या जवळ:स्टेशन रोड,भाईदर(प.)ना. जि. ठाणे - 401101. अज - 585 चौ . एट सुपर विल्डआप.) Survey Number : Old Survey No. 5B, New Survey No. 366, Hissa No. 1 :))
(5) <u>अवम्ल</u>	1) 54.35 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. (7) इस्लांबज करन देणा-या,लिहन ठेवणा-या	
क्लकाराचे ताव किंवा दिवाणी न्यायालयाचा	1): नाव:-संगीता अश्विन जैन वय:-47; पत्तौ:-प्लॉट नं: फ्लेट नं. डी/17 , माळा तं: 1 ला. इमारतीवे तावः ठॉव्व मार्केट डी विंग कॉ - ऑप. हौ. सौ. लि , ब्लॉक नं: -, रोड नं: शिवसेना ऑफीस च्या जवळ, स्टेशन रोड, भाइंडर (२.) महाराष्ट्र राणे , पित तोव: 404494 कॅन के 47 वर्षे के ने वर्षे के स्टेशन रोड, भाइंडर (२.)
हुकुमनामा विद्या आदेश असल्पास,प्रतिवादिचे नाव इ पत्ता	महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ADCPJ3998H
8)इस्तपंत्रज्ञ करन घेणा-या पक्षकाराचे व किंवा देवोणी त्यायालयाचा हकुमनामा किंवा आदेश	1): नाव:-अमित महेंद्र शाह वय:-43; पत्ता:-प्लॉट नं: फ्लेट नं. बी/307, माळा नं: 3 रा , इमारतीचे नावः तिस्वानव निकेतन अपार्टमेंट , ब्लॉक नं: -, रोड नं: नवघर कॉस रोड नं. 5, तिरुपती गली, श्रीराम ज्वेलर्म च्या जवल. भाइंदर
सन्याम, प्रतिवादिचे नाव व पना य	(पु.), महाराष्ट्र, ठाण. पिन काड:-401105 पॅन नं:-AOMPS8471B
	2): नाव:-मिता अमित शाह वय:-40; पत्ता:-फ्लॉट नं: फ्लंट नं. बी/307, माळा नं: 3 रा. इमारतीचे नाव: पित्यानः विकेतन अपार्टमेंट, ब्लॉक नं: -, रोड नं: नवघर कॉम रोड नं. 5, तिरुपती गर्ली, धीराम ज्वेलर्स क्या जवरु, भाइंडर
	(पु.), महाराष्ट्र, ठाणे, पिन कोड:-401105 पॅन नं:-ECHPS8202R
) इस्त्रांचज करन दिल्याचा दिनांक	20/08/2021
0।इस्तू संदर्णा केल्याचा दिनांक	20/08/2021
1)अनुब्रमाच खंड व पृष्ठ	11757/2021
2)बाजारभावाप्रमाणे मुट्राक शुल्क	132000
3)बाजारभावाप्रसाणे नोंदणी शुल्क	22000
)येग	

गंकनामाठी विचारान चेत्रलेला तपशील:∹

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

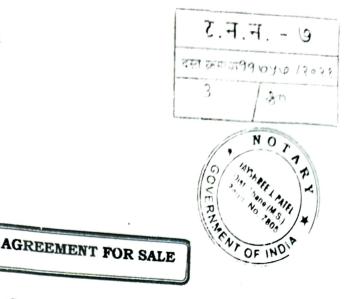
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This Agreement for Sale is made and entered into at. Bhayander, on this $20\frac{94}{20}$.

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 Shiriram 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.

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AND WHEREAS, the Transferor is the single owner and has Clusive 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 - OP. HSG. SOC. LTD.," at. Near Shivsena Office, Station Road, Bhayander (West) Tal & Dist - Thane - 401101, and admeasuring Built up area 585 Sq. Fts. (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: MORMUKAT M/S. between into 06.11.1986. entered 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 AN MODI, has gifted his shares, rights, title and interest in the flat to his Father MR. ARVIND RAMPRASAD MODI, and now M 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.



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AND WHEREAS, by and under an agreement for sale dated: 28.04.2011, entered into between MR. NAVIN AH WHO MODAPS JU 12022 MR. ARVIND RAMPRASAD MODI, Hereinafter referred to, as the One Part and MRS. SANGEETA KUMARI'ASHWINEE 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 3720/2011, Dated: No. 13.05.2011.

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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.

ND WHEREAS, this agreement shall always be subject to the provision of the Maharashtra Ownership Flat Act, 1963, and the Jules made there under:

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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 Join

The Transferer is legal bonafide member of the BOMBAY MARKET D' WIG Co-Operative Housing Society Ltd., a 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)/11368/2000-2001, Dated: 05.03.2001, 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 Shivsena Office, Station Road, Bhayander (West) Tal & Dist – Thane- 401101.

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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 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 only with permanent right of use and occupation of the fail R^{0}



Sangeeta Jain

NOW THIS INDENTURE WITNESSETH AS UNDER

- दासा क्रानंडजीव ७५७ The Transferees herein agreed to acquire from the Transferon 1. and the Transferor has agreed to sell the above said Flat premises on as it is where it is basis at lump-sum sale consideration of Rs. 22,00,000/- (RUPEES TWENTY TWO LAKHS ONLY) being the Full & Final Payment for her claim for 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 Parties
- (a) Transferees herein have paid to the Transferor a sum of 2. 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.

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(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 NOG which may be required by banks/ TTT- 6 Att sanction of the housing loan institution for the but the Sangeeta Jinn amount in favour of Transfe Amiltons

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All expenses incidental to this agreement including stamp Contraction charges etc, if any payable on this assement shall be borne and paid by the Transferees only who shall also be liable to pay all outgoing in respect of the said Flat as and when for payment. Both the parties hereby agree that the society transfer charges shall be paid by the Transferor and Transferees in equal proportion.

THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE :

Flat No. D/17, on the FIRST Floor, in the society known as "BOMBAY MARKET 'D' WING CO - OP. HSG. SOC. LTD"., situated at. Near Shivsena Office, Station Road, Bhayander (West) Tal & Dist - Thane - 401101, admeasuring Built up area 585 sq. ft. (Built up 54.35 sq. mtrs.), having Regn. No. TNA/ (TNA)/HSG/(TC)/11368/2000-2001, Dated: 05.03.2001, on the piece of land bearing Old Survey No. 5B, New Survey No. 366, Hissa No. 1, Situated, lying and being in the Revenue Village BHAYANDER of Bhayander Taluka Dist-Thane, within the Jurisdiction of MIRA BHAYANDER MAHANAGAR PALIKA.



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In Witness	Whereof the parties hereto have hereunder to set and	
subscribed	their respective hands on the day and the year first 30	
hereinabov	written: 91 31	

Signed Sealed & Delivered by the Within named "Transferor"

MRS. SANGEETA ASHWIN JAIN Sangeeta Jann

In the presence of

1. Name: Mr. Lalit Pranlal Parekh

Signature: Lary

2. Name: Mr. Dinesh Revashankar Vyas

Signature: Din 2h R Yal

Signed Sealed & Delivered by the

Within named "Transferces"

I. MR. AMIT MAHENDRA SHAH

2. MRS. MITA AMIT SHAH

In the presence of

1. Name: Mr. Lalit Pranlal Parekh

Signature: 120901

2. Name: Mr. Dinesh Revashankar Vyas

Signature: Dinch R Hog



ATTESTED TRUE COPY JAPALEJ JAYSHREE J. PATEL ADVOCATE & NOTARY GO'T. OF INDIA B/10, New Shanti Ganga CHS. Ltd. Opp. Railway Station, Bhayander (E), Dist. Thane - 401 105.









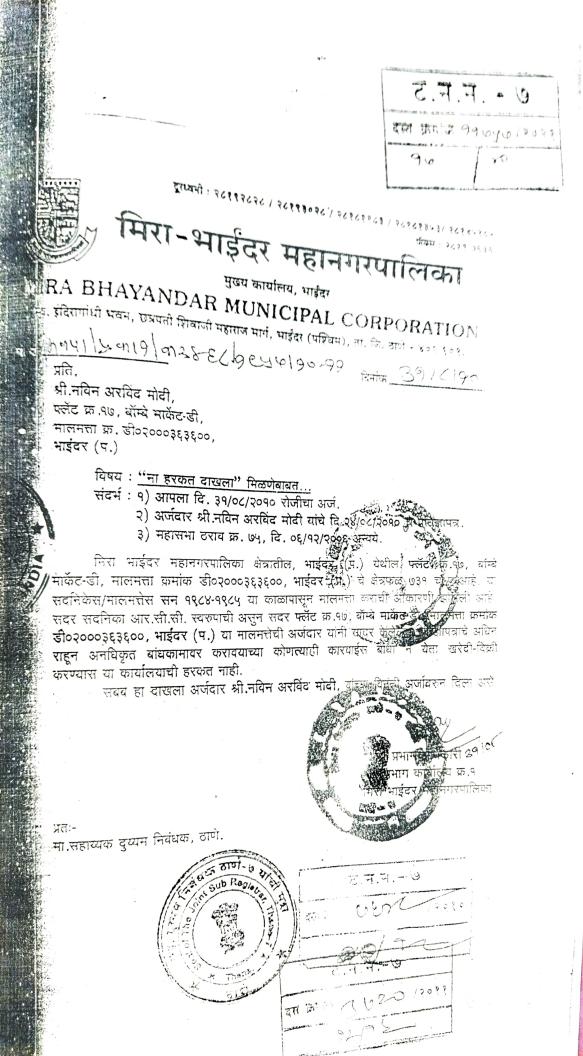


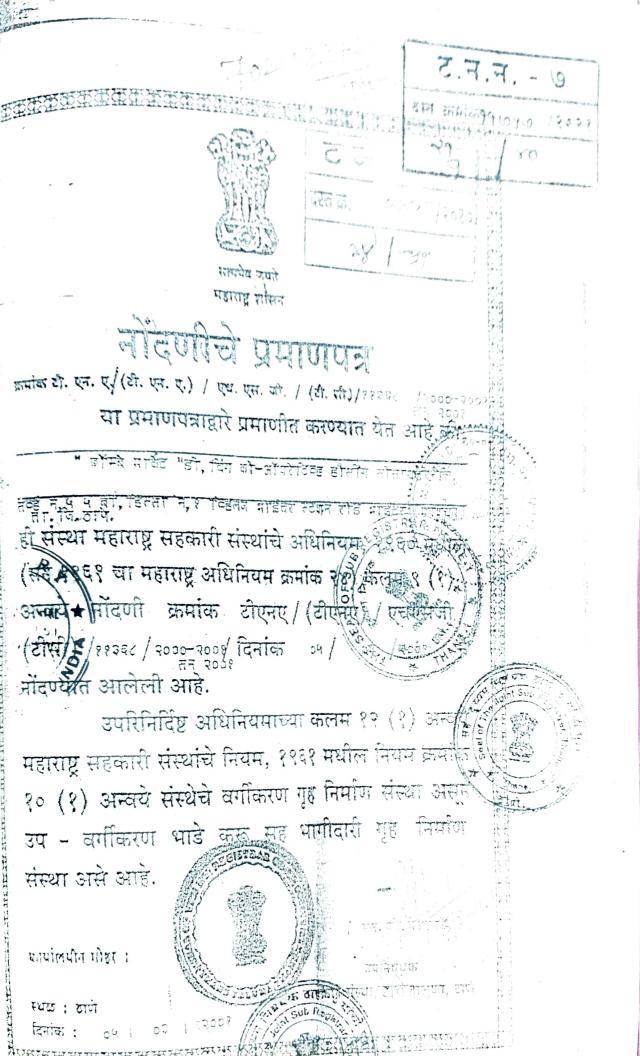


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BOMBAY MARKET "D" WING CO-OP, NGP 500 ETV LTD. Reada. No.: TNA/(TNA)/HSG/TC/11368/2000-2001) Near Shlvsena Office, Station Road, Bhayandar (W) Thane-401101 Serial No 17 (SHARE CERTIFICATE) Authorised Share Capital Rs. <u>100.000/-</u> Divided into 2.000 Shares each of Rs. 50/-only. Thember's Registration No 1/ This is to Certify that Shri / Smt. <u>MAND LAL & SONS (H. U. F</u>)	of Bingauder is the Registered Holder of five Shares from no <u><i>R1</i></u> to <u><i>R5</i></u> 50/-Each (Total Rs. Two Hundred fifty Only) (Fs. 250/-) in BOMBAY MARKET "D" WING CO-OP. HSG. SOCIETY LTD. Blugandar subject to the BOMBAY MARKET "D" WING CO-OP. HSG. SOCIETY LTD. Blugandar subject to the Belaus of the said Society and that upon each of such Shares to sum of Rupees fifty has been paid. Given under the Common Seal of the said Society at <u>Blugandar</u> this <u>-15</u> and <u>society at Blugandar</u> this <u>-15</u> <u>(Total 366, 37, 366, 36, 36, 36, 36, 36, 36, 36, 36, 3</u>

9 ट.न.न. রমার ११ ৩ ৬ ৩ 203 दल Ø 98 ø Committee Member Committee Member Councilities Alexideed Committee Member mar his Committee Member Sr. No. In the Share Register the Man of MIL at which the name of it s Transfree is recorded KUMARI ASHUNKE ARVIND MODI (8) You MODI CON WING N at which the transfer of shares MRS SHNGEETA held by the Transferor are Memorandum of the transfers of the within mentance () haves NAVIN A MODI (81 7085) 58 21 13 registered GOVE CEL JUNI 6220 6.2.9 Atom sulla To Whom Transfered Hon. Secretary Hon. Secretary Hon. Secretary Hon, Secretary Hon. Secretary Managing Committee Meeting 202 1. where you want Date of Constal Body / at which Transfer was mush - fusion approved Chairman Chaìrman Chairman Chairman Chairman Sr. No Of 1010 6 Ň 4 S. marete Jain S ar





मिरा-भाइवर नगरपालिका परिपर्ध स्रख्य कार्यालय भाइतर (गर्भमा) उत्रप्ती सिवाजी महाराज मागे, भारें १८ (श्रीक्षण) (त्न जोद से अन्य कर 9 J/72/22.04 16209/0300 राम आगाठां मेने ७४७ /२० वाचले :- १) धो./धोमती गान द्वारा प्राण्य का वि 23 यांचा थि, 7:27 7 7 7 5 ... या भर्ज मे. सर्यम माधिकारी नागरी संक्रमम्ब्रीणे वांचे वर्गात गारेवा श्रामाल 2] पु. एल. भी./टी. व./ भारित रहा साह. 93 ----R. G. Transfer of the Barded 2) में. सहास्यक संचालक नगराचन होष्ठे श्रीयेकवीळ यार्एण कमांग विरोप / पोधकाम / ----- / हाले المعرفين معرفين إلم إلى المعرفين المعرفين المعرفين المعرفين المعرفين المعرفين ومر المعرفين والمعرفين ومر المعرفين والمعرفين والمعرفي STE TRACTOR Cal रोगी गायल केले होते तरा लियोगराते में. महम बंदाल्य ठाजे पांचेक्वील दि: गोग गिग गायल केले होते तरा लियो मियोगराते में. महम बंदाल्य प्रबं में: सहास्यक संचालक, मगररचता ठाणे स्वाहर मुखिनयोसेस्ट्रियोठणि बंदा कियोक परवानगी देण्याबायत तिर्णाटल केलेला पर यो निर्ण सिर्ण सिर्ण मियान्द्र ज्या सिन्दरने दार्ग देती खालील मटीवातींघर मा के विगय का भिर्म करने तरीना पापर मुख्या होती Joint Sub Farmer क मका दिसाले भताव. איזיא איזאין איז ושיסושו איזיאאר אייראין स्तल प्राप्त दियाव यसको पार्टिका ठ अन्तित्ताचा मिन्द्र וושו ניון במי אתוא אוווער . אוטא גאוא אוואלין X भित्र क्षेत्रपाण्याची म वित सारतीसारी सापरएक सप्तवाचीर विज्ञामा गाम का विसर्जनाथी व्यवस्या मत्यस कापराप्यों भजनारीन केले पार्टि אין דיעבות אשתארו ע נטוער טווין נווין ואויייויין אווייעואר אוב אלא. א मिन्न संयसामात मंजूरी वेला देगछे दर्ज करावधाच आस्मास कियोर बापर पंपलीईपिहा तम्यास पूर्व परवानगी ऐजे मारस्यम धाहे. की रक्तारायतचा यार् रत्यम माल्याल त्याल मजेतार जरादगांध राहील. तलेप परील जागेता लें मसंस्याची जयारदारी मर्द्रार यांची राष्टील. मार्गिय के कि मार्गिक के कि पर के की विरुद्धतर्थकारी क्रो. इत्ये पांचेक्र्याहरू 9117 R.9348 क्यितिधाय, नियोहित जगापुर श C. Serry