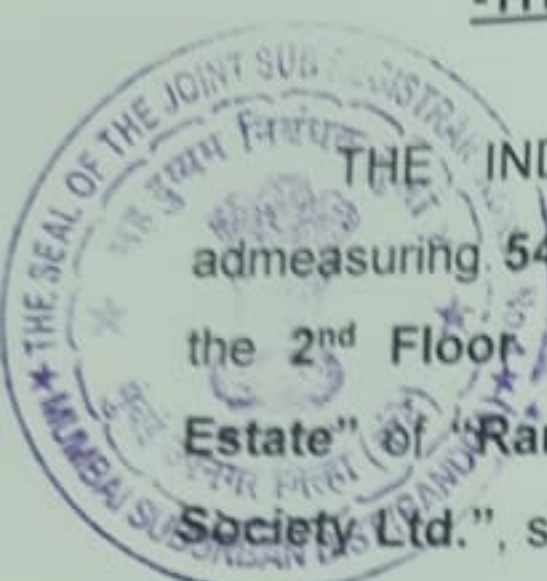


करल ४
23049 90 ३
२०२३

-THE SCHEDULE ABOVE REFERRED TO-



THE INDUSTRIAL PREMISES bearing Unit No. 214, admeasuring 545 Sq. Ft. Built up area or thereabouts, located on the 2nd Floor of the Building known as "Ramgopal Industrial Estate" of "Ramgopal Industrial Estate Premises Co-operative Society Ltd.", situated at Dr. R. P. Road, Mulund (West), Mumbai - 400 080, standing on Plot of land bearing Survey No. 311 (part), C.T.S. No. 846 of Village Mulund (West), Taluka Kurla, District Mumbai Sub-urban, within the limits of "T" ward of Municipal Corporation of Greater Mumbai. The Occupation Certificate in respect of the building of the said Society is received in the year 1980 and it is consisting of **Ground plus 3 upper floors**, with having lift facility.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures on the day and year first hereinabove written.

REGISTRAR
SIGNED SEALED AND DELIVERED
By the within named TRANSFEROR
SMT. ASHUTA DILIP PISHWIKAR,
PAN: APKPP4938D

x Mrs. A. D. Pishwiker



In the presence of

1.

2.

01/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4

दस्त क्रमांक : 23981/2023

नोंदणी :

Regn 63m

गावाचे नाव : मुलुंड

विषयाचा प्रकार	करारनामा
मालकी हक्काचा दावा	5600000
बाजारभाव(भाडेपट्ट्याच्या	5229663.15
वित्तपट्टाकर आकारणी देतो की पट्टेदार (मुद्र करावे)	
भू-मापन,पोटहिस्सा व घरकमांक (न्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: युनिट नं 214, माळा नं: 2 रा मजला,रामगोपाल इंडस्ट्रियल इस्टेट,, इमारतीचे नाव: रामगोपाल इंडस्ट्रियल इस्टेट प्रिमा को ऑप सोसा लि, ब्लॉक नं: मुलुंड (पश्चिम),मुंबई 400080, रोड : डॉ. आर. पी. रोड, इतर माहिती: सदर मिळकतीचे मीजे मुलुंड पश्चिम,सि टी एस नं.846,सदर युनिटचे क्षेत्रफळ 545 चौ.पुट बांधीव. PUI: TX0408740020000 ((C.T.S Number : 846 :))
क्षेत्रफळ	1) 50.65 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा फसनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशुता दिलीप पिशवीकर वय:-75; पत्ता:-प्लॉट नं: फ्लॅट नं 502, माळा नं: 5 वा मजला, इमारतीचे नाव: चिंतामणी को-ऑप हाऊसिंग सोसायटी लिमिटेड,, ब्लॉक नं: मुलुंड (पूर्व), मुंबई, रोड नं: बी.के. मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400081 पॅन नं:-APKPP4938D
दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ललित मानकचंद कोठारी वय:-45; पत्ता:-प्लॉट नं: फ्लॅट नं ए-07, माळा नं: 1 वा मजला, इमारतीचे नाव: श्री सुमंगल सोसायटी, ब्लॉक नं: वागळे इस्टेट, ठाणे (पश्चिम), रोड नं: सेक्टर नं 2, गाडेन हॉटेल जवळ, श्री नगर,, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AIVPK3855E 2): नाव:-स्मिता ललित कोठारी वय:-41; पत्ता:-प्लॉट नं: फ्लॅट नं ए-07, माळा नं: 1 वा मजला, इमारतीचे नाव: श्री सुमंगल सोसायटी, ब्लॉक नं: वागळे इस्टेट, ठाणे (पश्चिम), रोड नं: सेक्टर नं 2, गाडेन हॉटेल जवळ, श्री नगर,, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-AXKPK3863E
दस्तऐवज करून दिल्याचा दिनांक	01/12/2023
दस्त नोंदणी केल्याचा दिनांक	01/12/2023
अनुक्रमांक,खंड व पृष्ठ	23981/2023
बाजारभावाप्रमाणे मुद्रांक शुल्क	336000
बाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	

आकनासाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला

पेट :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



AND



(1) MR. LALIT MANAKCHAND KOTHARI, age 45 years & (2) MRS. SMITA LALIT KOTHARI, age 41 years, both Indian Inhabitants, residing at Flat No. A-07, 1st Floor, Shree Sumangal Society, Sector No. 2, Near Garden Hotel, Shree Nagar, Wagle Estate, Thane (West) - 400 604, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS by an Agreement for Sale dated 05th October 1979, for the consideration and on the terms and conditions contained therein, M/S. INDO SAIGON AGENCY, purchased from the Sellers i.e. M/S. VEENA DEVELOPERS, the Industrial Premises bearing Unit No. 214, admeasuring 545 Sq. Ft. Built up area or thereabouts, located on the 2nd Floor of the Building known as "Ramgopal Industrial Estate", situated at Dr. R. P. Road, Mulund (West), Mumbai - 400 080 (hereinafter for the sake of brevity referred to as "the said Unit").

AND WHEREAS by an Agreement dated 17th March 1980, for the consideration and on the terms and conditions contained therein, the said M/S. INDO SAIGON AGENCY, through its Proprietor SHRI GOBIND KALIANDAS DARYANANI, sold and transferred the said Unit to MESSRS PRECISION DIE MAKERS & ENGINEERS.

Mrs A. D. Pishvanekar

[Handwritten signature]

[Handwritten signature]

General	7.30%
	7.35%
	7.50%
	7.55%
	7.60%

2306 2 27
2023



[Handwritten signature]
Shethari

Mrs. A. D. Pishwkar

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai, on this 01st day of December 2023 BETWEEN SMT. ASHUTA DILIP PISHWIKAR, age 75 years, an Indian Inhabitant, residing at Flat No. 502, 5th Floor, Chintamani Co-operative Housing Society Ltd, B. K. Marg, Mulund (East), Mumbai - 400 081, 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:

Mrs. A. D. Pishwkar

[Handwritten signature]
Shethari

Interest rates on

Co-op RO	Residential (ROI % p.a)
	Senior Citizen
	4.00%
	4.00%
	4.00%
	4.00%
	5.25%
	6.10%
	8.00%