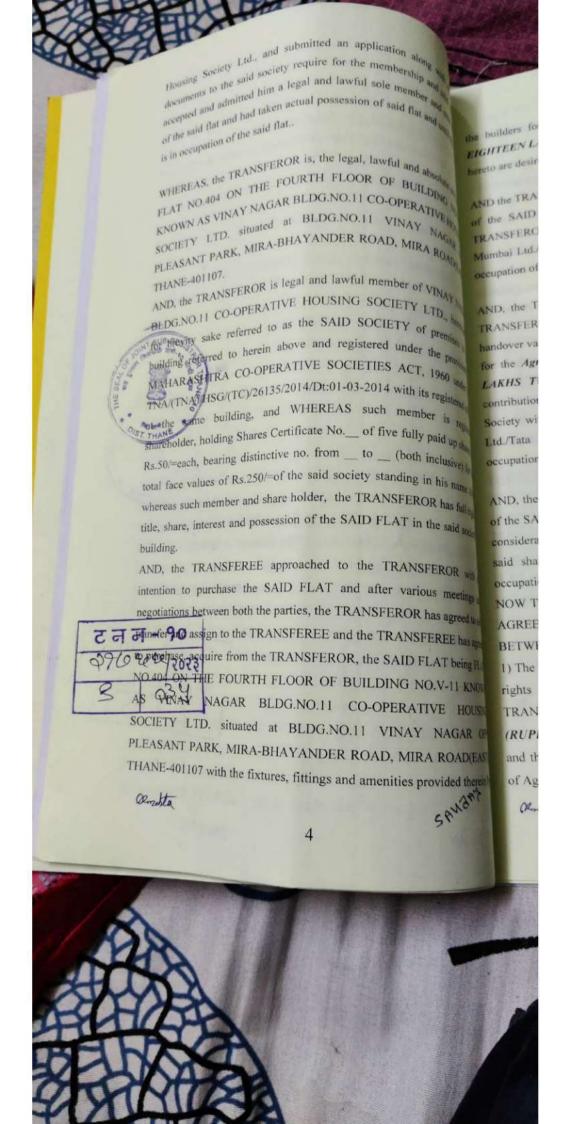


and say and w e builders for the Agreed Consideration of RS.18,25,000/=(RUPEES EIGHTEEN LAKHS TWENTY FIVE THOUSAND ONLY) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof; olute (AND the TRANSFEREE is desirous of acquiring the rights, title and interest ING N of the SAID FLAT with all deposits and contributions made by the Ello TRANSFEROR with various local authorities including Adani Electricity AGAR Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and DADEN occupation of the SAID FLAT. AY NAC AND, the TRANSFEROR has agreed to sell, assign and transfer to the TRANSFEREE all the said shares and rights of the SAID FLAT and heres handover vacant possession of the SAID FLAT to the TRANSFEREE at and iises is for the Agreed Consideration of RS.18,25,000/=(RUPEES EIGHTEEN rovisio LAKHS TWENTY FIVE THOUSAND ONLY) with all deposits and urider contributions made by the TRANSFEROR either through the Builders or the cred of Society with various local authorities including Adani Electricity Mumbai region Ltd./Tata Power Company Ltd., for the beneficial Penjoyment can share occupation of the SAID FLAT. e) for s me AV AND, the TRANSFEREE has agreed to purchase the said shares and right all right of the SAID FLAT with all deposits and benefits thereof at and former otal socien consideration as previously mentioned and to get the membership and the said shares transferred in his name with permanent right of use and with 2 occupation of the SAID FLAT. NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY igs and AGREED, DECLARED, CONFIRMED, AND RECORDED OF ANDO to sell 2960 rere 2023 BETWEEN THE PARTIES HERETO AS UNDER: agree 1) The TRANSFEROR shall sale, assign and transfer all the sald shares FLAT rights of the SAID FLAT with all deposits and benefits thereof to the WWO TRANSFEREE at and for the Agreed Consideration of RS.18,25,000/= SING (RUPEES EIGHTEEN LAKHS TWENTY FIVE THOUSAND OPP. and the TRANSFEREE shall pay to the TRANSFEROR the entire a AST) of Agreed Consideration in the following manners: n by SAUZAY Rockta 5



By an Agreement for Sale Dated 05-11-2007 entered between 1)MR.

PARESH L. MEHTA 2)MRS. NAINA P. MEHTA AND
1)PRAVINCHANDRA BABULAL SHAH 2)KAILASHBEN
1PRAVINCHANDRA SHAH, who had purchased and acquired all rights,
1title and interest in respect of the SAID FLAT at and for the total
1 consideration set out therein and on the terms and conditions mentioned
1 therein and lodged the same for registration at the office of the Sub-Registrar
1 of Assurances Thane under No.TNN10-09796-2007 on 06-11-2007 and paid
2 entire consideration as per the Agreement and had taken actual possession
1 of the SAID FLAT.

By an Agreement for Sale Dated 13-04-2015 entered between 1)PRAVINCHANDRA BABULAL SHAH 2)KAILASHBEN PRAVINCHANDRA SHAH AND 1)MR. VIRAL ROHIT MEHTA 2)MRS. SHOBHANA ROHIT MEHTA, who had jointly purchased and acquired all rights, title and interest in respect of the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged the same for registration at the office of the Sub targets and of Assurances Thane under No.TNN10-5336-2015 on 13-04-2015 and paid entire consideration as per the Agreement and had taken actual possession of the SAID FLAT.

WHEREAS, MRS.SHOBHANA ROHIT MEHTA died intestate on 3 MS.

2021 and left behind only Four Legal Heirs including 1)MR.VIRAL ROHIT
MEHTA(Son) & 2)MR. ROHIT AMBALAL MEHTA(Husband) 3)MR.

DHAVAL ROHIT MEHTA(Son) 4)MS. ANKITA ROHIT MEHTA
(Daughter) having their respective inheritance joint rights; any monetary shares, benefits, deposits and joint interest of the said deceased in the SAID
FLAT hence; 1)MR. ROHIT AMBALAL MEHTA(Husband) 2)MR.

DHAVAL ROHIT MEHTA(Son) 3)MS. ANKITA ROHIT MEHTA
(Daughter) have released, relinquished and surrendered all the rights, title of the office of the Sub-Registrar of Assurances Thate under No.TNNTO at the said MR.VIRAL ROHIT MEHTA(here referred to as the TRANSFEROR) had completed all requisite formalities as per the M.C.S.

Act, 1960 & Bye-Laws of said Vinay Nagar Bldg.No.11 Co-Operative

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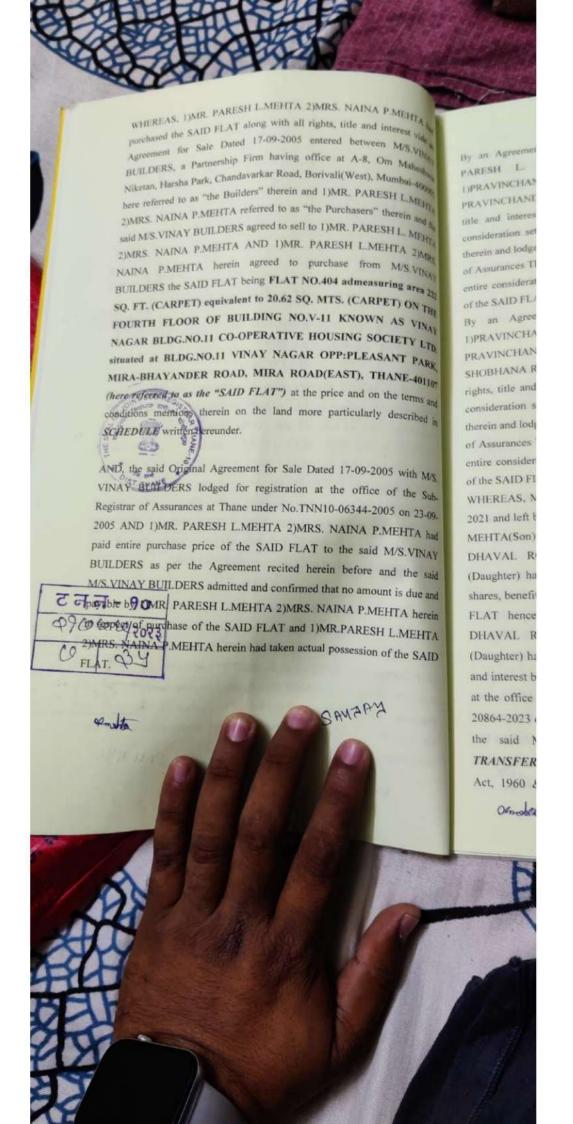
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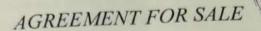
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THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 8th day of December-2023

BETWEEN

MR. VIRAL ROHIT MEHTA(PAN No.AQBPM7856P) Adult, Indian Inhabitant having address at FLAT NO.404 ON THE FOURTH FLOOR OF BUILDING NO.V-11 KNOWN AS VINAY NAGAR BLDG.NO.11 CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.11 VINAY NAGAR OPP: PLEASANT PARK, MIRA-BHAYANDER ROAD, MIRA ROAD (EAST), THANE-401107 called the "VENDOR/SELLER" and hereinafter for brevity sake referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the FIRST PART.

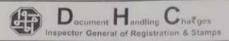
AND

MR. SANJAY NEMICHAND JAIN (PAN No.AOUPJ2947M) Adult,
Indian Inhabitant having address at Flat No.402/Building No.V-4, Vinay
Nagar, Opp:Pleasant Park, Mira-Bhayandar Road, Mira Road East, Thane - 90
401107 called the "VENDEE/PURCHASER" and hereinafter for brevel constant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.

Prochla

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Receipt of Document Handling Charges

PRN 1223083402057

Receipt Date 08/12/2023

Received from THANE. Mobile number 9821116353, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 21766 dated 08/12/2023 at the Sub Registrar office Joint S.R. Thane 10 of the District Thane.

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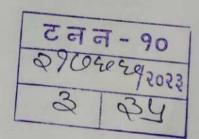
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Payment Details

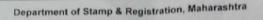
Bank Name	SBIN	Payment Date	08/12/2023
Bank CIN	10004152023120822262	REF No.	334299617391
Deface No	1223083402057D	Deface Date	08/12/2023

This is computer generated receipt, hence no signature is required.









Receipt of Document Handling Charges

PRN

1223083402057

Date

08/12/2023

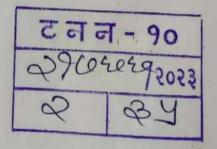
Received from THANE. Mobile number 9821116353, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub-Registrar office Joint S.R. Thane 10 of the District Thane

Payment Details

Bank Name	SBIN	Date	08/12/2023
Bank CIN	10004152023120822262	REF No.	334299617391

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