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the 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;

AND the TRANSFEREE is desirous of acquiring the rights, title and interest of the SAID FLAT with all deposits and contributions made by the TRANSFEROR with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial, enjoyment and occupation of the SAID FLAT.

AND, the TRANSFEROR has agreed to sell, assign and transfer to the TRANSFEREE all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREE at and for the *Agreed Consideration of RS.18,25,000/=(RUPEES EIGHTEEN LAKHS TWENTY FIVE THOUSAND ONLY)* with all deposits and contributions made by the TRANSFEROR either through the Builders or the Society with various local authorities including Adani Electricity Mumbai Ltd./Tata Power Company Ltd., for the beneficial enjoyment and occupation of the SAID FLAT.

AND, the TRANSFEREE has agreed to purchase the said shares and rights of the SAID FLAT with all deposits and benefits thereof at and for the total consideration as previously mentioned and to get the membership and the said shares transferred in his name with permanent right of use and occupation of the SAID FLAT.

NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The TRANSFEROR shall sale, assign and transfer all the said shares and rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREE at and for the *Agreed Consideration of RS.18,25,000/=(RUPEES EIGHTEEN LAKHS TWENTY FIVE THOUSAND* and the TRANSFEREE shall pay to the TRANSFEROR the entire amount of Agreed Consideration in the following manners:

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Housing Society Ltd., and submitted an application along with documents to the said society require for the membership and accepted and admitted him a legal and lawful sole member and of the said flat and had taken actual possession of said flat and is in occupation of the said flat.

WHEREAS, the TRANSFEROR is, the legal, lawful and absolute owner of FLAT NO.404 ON THE FOURTH FLOOR OF BUILDING NO.11 KNOWN AS VINAY NAGAR BLDG.NO.11 CO-OPERATIVE HOUSING SOCIETY LTD. situated at BLDG.NO.11 VINAY NAGAR PLEASANT PARK, MIRA-BHAYANDER ROAD, MIRA ROAD(EAST) THANE-401107.

AND, the TRANSFEROR is legal and lawful member of VINAY NAGAR BLDG.NO.11 CO-OPERATIVE HOUSING SOCIETY LTD.,



for the convenience sake referred to as the SAID SOCIETY of premises building referred to herein above and registered under the provisions of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 under TNA/(TNA)HSG/(TC)/26135/2014/Dt:01-03-2014 with its registered office at the same building, and WHEREAS such member is registered as a shareholder, holding Shares Certificate No. \_\_\_ of five fully paid up shares

Rs.50/=each, bearing distinctive no. from \_\_\_ to \_\_\_ (both inclusive) of total face values of Rs.250/=of the said society standing in his name and whereas such member and share holder, the TRANSFEROR has full title, share, interest and possession of the SAID FLAT in the said society building.

AND, the TRANSFEREE approached to the TRANSFEROR with an intention to purchase the SAID FLAT and after various meetings and negotiations between both the parties, the TRANSFEROR has agreed to

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assign to the TRANSFEREE and the TRANSFEREE has agreed to purchase, acquire from the TRANSFEROR, the SAID FLAT being 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 PLEASANT PARK, MIRA-BHAYANDER ROAD, MIRA ROAD(EAST) THANE-401107 with the fixtures, fittings and amenities provided therein

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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 PRAVINCHANDRA SHAH, who had 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-Registrar of Assurances Thane under No.TNN10-09796-2007 on 06-11-2007 and paid entire consideration as per the Agreement and had taken actual possession 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-Registrar 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<sup>rd</sup> Dec 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 their rights, title and interest by executed the Release Deed Dated 24-11-2023 duly registered at the office of the Sub-Registrar of Assurances Thane under No.TNNTU 20864-2023 on 24-11-2023 in favour of MR. VIRAL ROHIT MEHTA and 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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WHEREAS, 1)MR. PARESH L.MEHTA 2)MRS. NAINA P.MEHTA here purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale Dated 17-09-2005 entered between M/S.VINAY BUILDERS, a Partnership Firm having office at A-8, Om Maheshwari Niketan, Harsha Park, Chandavarkar Road, Borivali(West), Mumbai-400099 here referred to as "the Builders" therein and 1)MR. PARESH L.MEHTA 2)MRS. NAINA P.MEHTA referred to as "the Purchasers" therein and the said M/S.VINAY BUILDERS agreed to sell to 1)MR. PARESH L. MEHTA 2)MRS. NAINA P.MEHTA AND 1)MR. PARESH L.MEHTA 2)MRS. NAINA P.MEHTA herein agreed to purchase from M/S.VINAY BUILDERS the SAID FLAT being **FLAT NO.404** admeasuring area 223 SQ. FT. (CARPET) equivalent to 20.62 SQ. MTS. (CARPET) 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 (here referred to as the "SAID FLAT") at the price and on the terms and conditions mentioned therein on the land more particularly described in **SCHEDULE** written hereunder.



AND, the said Original Agreement for Sale Dated 17-09-2005 with M/S. VINAY BUILDERS lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.TNN10-06344-2005 on 23-09-2005 AND 1)MR. PARESH L.MEHTA 2)MRS. NAINA P.MEHTA had paid entire purchase price of the SAID FLAT to the said M/S.VINAY BUILDERS as per the Agreement recited herein before and the said M/S.VINAY BUILDERS admitted and confirmed that no amount is due and

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payable by MR. PARESH L.MEHTA 2)MRS. NAINA P.MEHTA herein in respect of purchase of the SAID FLAT and 1)MR.PARESH L.MEHTA 2)MRS. NAINA P.MEHTA herein had taken actual possession of the SAID FLAT.

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## AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 8<sup>th</sup> 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 401107 called the "VENDEE/PURCHASER" and hereinafter for brevity sake referred to as the "TRANSFEREE" (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 SECOND PART.

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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1223083402057	Receipt Date	08/12/2023
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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.



**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.



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Department of Stamp & Registration, Maharashtra

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

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



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Payment Details

Sr. Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface No
1 SANJAY NEMICHAND JAIN	eSBTR/Simple Receipt	03006172023112250374	MH011348637202324R	128000.00	SD	0006336672
2	DHC		1223083402057	700	RF	1223083402057
3 SANJAY NEMICHAND JAIN	eSBTR/SimpleReceipt		MH011348637202324R	19000	RF	0006336672

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



Registration ID: 202312081508  
 Date: 2023  
 Applicant: Mr. Bhanudhar Municipal Cor  
 Amount: 101400  
 Sale Type: Resale  
 Sale Reside of built up Property constructed after circe  
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गावाचे नाव : धोडबंदर

क्रमांक	कारण-वर्णन	कारण-वर्णन
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	1) प्राथमिकीचे नाव: मिरा-भाईंदर मनाथ इतर वर्णन : इतर माहिती: मोठे धोडबंदर, कॉई-पु-2 विभाग क्रमांक: -8/34, पत्रे, अटनिंग क्रमांक: -404, 4 था मंजला, विलींग नं. 11, विनय नगर विलींग नं. 11 को, ऑप. हो. सोसा. ती. विलींग नं. 11, विनय नगर, प्लॉट पार्क समोर, मिरा-भाईंदर रोड, मिरारोड पूर्व, ठाणे-401107, सर्वे नं. 101/5, 223/पार, क्षेत्रांक: -20.62 चौ.मी. कार्पेट. ( ( Survey Number : 101/5 ; ) )	
	1) 20.62 चौ.मी.र	
	1): नाव: -विरल रॉयल मेहाला - बप:-32; पत्र:-परिट नं. -; गाळा नं. -; इमारतीचे नाव: -; कार्या नं. -; रोड नं: 404, 4 था मंजला विलींग नं. 11, विनय नगर विलींग नं. 11 को. ऑप. हो. सोसा. ती. विलींग नं. 11, विनय नगर, प्लॉट पार्क समोर, मिरा- भाईंदर रोड, मिरारोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पिन नं. -AQ8PM7856P	
	1): नाव: -संजय नैमीबंध पॅलेस - बप:-33; पत्र:-परिट नं. -; गाळा नं. -; इमारतीचे नाव: -; कार्या नं. -; रोड नं: 402, विलींग नं. 11, विनय नगर, प्लॉट पार्क समोर, मिरा-भाईंदर रोड, मिरारोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पिन नं. - AQUPJ2947M	
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*(Handwritten Signature)*

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

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Regn. 394  
दिनांक: 08/12/2023

मात्राचे नाव: फौजबंदर  
दस्तऐवजाचा अनुक्रमांक: टनन10-21766-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: संजय जेमीचंद जैन - -

पावती क्र.: 22828

नोंदणी फी  
दस्त हाताळणी फी  
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12:07 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 1795800 /-  
मोबदला ₹. 1825000/-  
भरलेले मुद्रांक शुल्क: ₹. 128000/-

Joint Sub-Registrar Thane 10

सुनिल वाडेवाले  
सह दुय्यम निबंधक वर्ग-२  
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- 1) देयकाचा प्रकार: DHC रकम: ₹. 700/-  
डीडी/घनादेश/पि ऑर्डर क्रमांक: 1223083402057 दिनांक: 08/12/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 19000/-  
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH011348637202324R दिनांक: 23/11/2023  
बँकेचे नाव व पत्ता: Panjab National Bank

नोंदणी फी माफी असल्यास तपशिल :-

- 1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

SAVJAY

12/8/2023