

WHEREAS the Seller herein is the sole and rightful owner of Shop No. 034 A Wing, Lower floor, in Express Zone Mall., situated at Western Express Highway, Malad (East), Mumbai 400 097, Shop admeasuring 7.52 sq. mtrs. Carpet area (hereinafter referred to as "the said Shop") which is shown surrounded by RED colour boundary line on the floor plan annexed hereto and marked as ANNEXURE 'G' and are this day fully seized and possessed of and entitled in all manner to dispose of the said Shop under this Agreement for sale.

WHEREAS, **TOLARAM DURGAJI CHOUDHARI** has purchased the said Shop from M/s. Cello Sonal Construction vide an Agreement duly registered vide Regn. No. BDR-10-04576-2009 Rep. No. 39 dated



AND WHEREAS Mr. TOLARAM DURGAJI CHOUDHARI expired intestate on 23/12/2014 at Sirohi, Rajasthan and there after leaving behind his below legal heirs, 1) SMT. RADHA TOLARAM CHOUDHARI, wife of Late

TOLARAM DURGAJI CHOUDHARI 2) MR. NARESH TOLARAM CHOUDHARI Son of Late TOLARAM DURGAJI CHOUDHARI and 3) MR. PRAKASH TOLARAM CHOUDHARI Son of Late TOLARAM DURGAJI CHOUDHARI. MR. NARESH TOLARAM CHOUDHARI Son of Late TOLARAM DURGAJI CHOUDHARI and MR. PRAKASH TOLARAM CHOUDHARI Son of Late TOLARAM DURGAJI CHOUDHARI are Release

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ए 3 ए 3	Late TOLARAM DURGAJI CHOUDHARI making Release Deed dated 08/11/2023
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and rights to SMT. RADHA TOLARAM CHOUDHARI, wife of Late TOLARAM DURGAJI CHOUDHARI making Release Deed dated 08/11/2023 which is duly registered vide serial no. BRL 6-23785- 2023 on dated 08/11/2023. And after registered the said Release Deed SMT. RADHA TOLARAM CHOUDHARI is absolutely entitled for 100% share holder for use, occupation, possession and enjoyment of the said shop hereinafter.

AND WHEREAS the Seller has agreed to sell, transfer, assign and convey unto the Purchaser and the Purchaser have agreed to purchase from the Seller the said Shop and as incidental thereto, all the beneficial right, title and interest of the Seller in the said Shop with the rights of use and



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai, this 14th day of December, 2023

BETWEEN

SMT. RADHA TOLARAM CHAUDHARI of Mumbai, an adult Indian inhabitant, having her address at Parth Apartment, Flat no. 28/501, Tilak Nagar No. 2, M.G Road, Goregaon (west), Mumbai - 400104 Maharashtra, hereinafter called "**Seller**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the FIRST PART

AND

SHEETAL SANJEEV SINGH of Mumbai, an adult Indian inhabitant, having her address at Flat No. B2/702, Dhiraj Sagar, New Link Road, Opp Goregaon Sports Club, Malad West, Mumbai - 400064, Maharashtra, hereinafter called "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the SECOND PART.



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prior to the transfer of the said Shop in the name of the Purchaser, the Seller hereby agree to indemnify the Purchaser against such claims by settling such claims from her own funds only and taking all the legal responsibilities upon them.

6) The stamp duty and registration charges payable in respect of this Agreement for Sale shall be borne entirely by the Purchaser.

7) The parties hereby to shall sign and execute all further and necessary documents, papers, forms and writings as may be necessary for completing the transfer and the sale and more perfectly assuring and effectually transferring the said Shop to the name of the Purchaser.



This Agreement for sale shall always be subject to the provisions of the Maharashtra Ownership Shops (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Rules made there under.

SCHEDULE

Shop No. 34 A Wing, Lower Floor, Express Zone Mall., situated at C.T.S. No. 581/D Village Malad East, C.T.S. Nos 1-B/1, 1-B/2, 1-B/3, 1-B/4, 1-B/5 of Village Dindoshi situate lying and being in the registration Sub-District of Bandra, District Mumbai Shop admeasuring 7.52 sq. mtrs. Carpet area.

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MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/9139/ BP(WS)/AP/OCC/2/New of 27 July 2022]

To,
Shri. Kalpesh D. Vora (C.A. to Owner),
111, Pagrav, S7, S.V. Road, Goregaon (West) Mumbai 400 062..

Dear Applicant/Owners,

The full development work of commercial building comprising of Proposed commercial building having Wing 'A' and Wing 'B' comprising of Second Level Basement (for Parking) + First Basement (pt) for Parking and (pt) for Shops + Ground + 1st and 2nd floor for Shops + 3rd (pt) for Service floor + 4th to 11th upper floors for offices. on plot bearing C.S.No./CTS No. 1B/1(pt), 1B/2, 1B/3, 1B/4, 1B/5 and 581/C(pt), 581/D of village MALAD-E at Malad at Goregaon (East) is completed under the supervision of Shri. ATUL AMRITLAL RANA, Architect, Lic. No. CA/86/10397, Shri. Umesh M. Joshi, RCC Consultant, Lic. No. STR/J/26 and Shri. Shri. Parbat M. Patel, Site supervisor, Lic.No. C/74/SS-II and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/9139/ BP (WS)/AP-CFO/1/New dated 31 March 2022. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied on condition/s.


Proposed addition/alteration having Wing 'A' and Wing 'B' comprising of two level Basements + Ground + 1st to 11th upper floors for offices as per proposed amended plans dated 06/04/2021.

Copy To:

1. Asstt. Commissioner, P/W Ward
 2. A.A. & C.E., P/W Ward
 3. EE (V), Western Suburb
 4. M.I., P/W Ward
 5. A.E.W.W., P/W Ward
 6. Architect, ATUL AMRITLAL RANA, "c" block, vini classic m.g. road next to rnd mumbai kandivalli (w)
- For information please



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 Digitally signed by Anil Prabhakar Chitambar
Date: 27 Jul 2022 22:04:04
Organization: Brihanmumbai Municipal Corporation
Designation: Executive Engineer

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/W Ward

occupation of the Shop for a consideration of **Rs. 20,25,000/- (RUPEES TWENTY LAKH TWENTY FIVE THOUSAND ONLY)** on the terms and conditions contained herein;

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this AGREEMENT FOR SALE in writing.

NOW THEREFORE THIS AGREEMENT FOR SALE WITNESSETH is hereby agreed by and between the parties hereto as under

1. The Seller hereby agree to sell, transfer, assign and to the Purchaser and the Purchaser hereby agree to purchase from Seller and accept the transfer of the said Shop.
2. As incidental to transfer of the said Shop the Seller hereby transfer all his beneficial right, title and interests in and upon the said Shop including the use and occupation of the said Shop.
3. The Seller has assured the Purchaser that the said Shop is not mortgaged and is free from all types of encumbrances.
4. The Seller hereby Acknowledge that the payment of **Rs. 2,51,000/- (Rupees Two Lakh Fifty One Thousand only)** has paid by the Purchaser as the part payment towards the full and final consideration price before the execution of this agreement and the sum of **Rs. 17,74,000/- (Rupees Seventeen Lakh Seventy Four Thousand only)** being the final consideration of the agreed price within 30 days from the date of registration from Self/Bank/Financial institution, in case the Purchaser fails to pay the balance amount in given time then 12% annual interest will applicable on remaining amount till next 7 days after the completion of above agreed days which will consider as the grace period.
5. The Seller both hereby declare and say as follows :-



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