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**AGREEMENT FOR SALE**

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This **AGREEMENT FOR SALE** is made and entered into at Mumbai on **04/03/2024** bearing Registration No. **BRL 8 - 3634 - 2024** and registered on **04/03/2024**.

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**BETWEEN**

**J M ENGINEERING CO**

**Represented by its PARTNERS**

**(1) DARSHAN GUNVANTLAL SHAHI; AND**

**(2) SAMIR MAHENDRAKUMAR SHAH**

**" THE SELLERS "**

**AND**

**MR. AMIR KHAN**

**" THE PURCHASER "**

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**Schedule:**

All that piece and parcel of premises being Gala No.4, Situated and lying on the ground floor in the property of Saraf Industrial Co-operative Estate Ltd. known as Rocky Industrial Estate Ltd., Building No.2, situated and lying at I.B. Patel Road, Goregaon (East), Mumbai - 400063 within the limits of the city of the greater Mumbai admeasuring 640 sq. ft. equivalent to 59.456 sq. mtrs. on sub - plot No. 74 of survey No. 112/113 at village Pahadi, Goregaon, Greater Mumbai along with three fully paidup shares of Rs. 100/- (Rupees Hundred Only) each bearing distinctive Nos. 7 to 9 of Saraf Industrial Co-operative Estate Limited (Registered under provisions of Maharashtra Co-operative Society Act, 1960 having Registration No. BOM/PRD/1/PR/1117/81 dated 15/06/1981) under share certificate No. 3 and Members Register Folio No. 1 dated 01/05/1984. Mumbai Suburban District, Mumbai.

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516/3634

पावनी

Original/Duplicate

Monday, March 04, 2024

11:19 AM

नोंदणी र 39म

Regn. 39M

गावाचे नाव: पी.एम.पहाडीगोरेगांव  
दस्तऐवजाचा अनुक्रमांक: वरल8-3634-2024  
दस्तऐवजाचा प्रकार: करारनामा  
मादर करणाऱ्याचे नाव: आमिर खान

पावनी नं. 3748

दिनांक: 04/03/2024

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची संख्या: 38	
एकूण:	रु. 30760.00

आपणाम मूल दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:38 AM ह्या वेळेस मिळेल.

*Muree*

म दु नि का बोरीवली 8

बाजार मूल्य: रु.9622531.62 /-  
मोबदला रु.10000000/-  
भरलेले मुद्रांक शुल्क : रु. 600000/-

सह. दुय्यम निबंधक, बोरीवली - ८,  
मुंबई उपनगर जिल्हा.

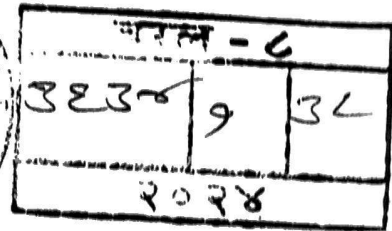
1) देयकाचा प्रकार: DHC रकम: रु.760/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324046502381 दिनांक: 04/03/2024  
बँकेचे नाव व पत्ता:  
2) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016496925202324M दिनांक: 04/03/2024  
बँकेचे नाव व पत्ता:

*[Handwritten Signature]*

मूल्यांकन पत्रक ( शहरी क्षेत्र बांधीव )					
Valuation ID	20240304336	04 March 2024 10:11 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	मुंबई उपनगर				
मूल्य विभाग	स.पहाडी गोरेगाव पूर्व ( बोरीवली )				
उप मूल्य विभाग	भुभाग उत्तरेस गोरेगाव स्टेशन ते द्रुतगती मार्ग जोडणारा रस्ता पूर्वस द्रुतगती मार्ग दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे				
सर्व्हे नंबर व न भू कर्मांक	सि टी एस नंबर#497				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकान	औद्योगिक	मोजमापनाचे प्रकार वीरम मीटर
63420	142760	164170	218200	117500	
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)	71.37 चौरस मीटर	मिळकतीचा वापर	औद्योगिक वापर	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे नाम	मजला	बांधकामाची दर	Rs. 307500
उद्घाटन सुविधा	आहे	मजला			
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
प्रत्येक मजल्यासाठी 5% वजावट नुसार = 100% apply to rate - Rs 134826/-					
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा यानुसार टक्केवारी) / खुल्या जमिनीचा दर					
= ((142760-63420) * (90 - 100)) / 63420					
= Rs 134826/-					
1) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 134826 * 71.37					
= Rs 9622531.62/-					
Applicable Rules = 204					
<b>एकत्रित अंतिम मूल्य</b>					
मुख्य मिळकतीचे मूल्य + तळपटाराचे मूल्य + मोडोनाईट मजला क्षेत्र मूल्य + स्मारक मजलीस मूल्य + अरीन मजलीस मूल्य + बोरिंग जाटन तळाचे मूल्य + खुल्या जमिनीवरील वाहने तळाचे मूल्य + इमारती भाजतीच्या खुल्या जागेचे मूल्य + बोरिंग बाजकी + मेकॅनिकल वाहनतळा					
= A + B + C + D + E + F + G + H + I + J					
= 9622531.62 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs 9622531.62/-					

Home | Post

*M. V. Rao*  
**सह. दुय्यम निबंधक, बोरीवली - ८,**  
**मुंबई उपनगर जिल्हा.**





CHALLAN  
MTR Form Number-6



GRN	MH016496925202324M	BARCODE			Date	29/02/2024-16:37:51	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8			PAN No.(If Applicable)	DEGPK7727P				
Location	MUMBAI			Full Name	AMIR KHAN				
Year	2023-2024 One Time			Flat/Block No.	GALA NO. 4, GROUND FLOOR, SARAF				
Account Head Details		Amount In Rs.	Premises/Building	INDUSTRIAL CO OPERATIVE ESTATE LTD					
0030045501	Stamp Duty	600000.00	Road/Street	I B PATEL ROAD					
0030063301	Registration Fee	30000.00	Area/Locality	GOREGAON EAST, MUMBAI					
			Town/City/District						
			PIN	4	0	0	0	6 3	
Remarks (If Any)									
PAN2=AAAFJ0347B--SecondPartyName=J M ENGINEERING CO-									
Total				6,30,000.00	Words				
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024030114769	738806653		
Cheque/DD No.				Bank Date	RBI Date	01/03/2024-18:06:11	Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



वरल - 6		
3838	2	32
2024		

Department ID : Mobile No. : 7021054761  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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CHALLAN  
MTR Form Number-6



GRN	MH016496925202324M	BARCODE			Date	29/02/2024-16:37:51	Form ID	25 2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	BRL 8_JT SUB REGISTRAR BORIVALI 8			PAN No.(If Applicable)	DEGPK7727P					
Location	MUMBAI			Full Name	AMIR KHAN					
Year	2023-2024 One Time			Flat/Block No.	GALA NO. 4, GROUND FLOOR, SARAF					
Account Head Details		Amount In Rs.		Premises/Building	INDUSTRIAL CO OPERATIVE ESTATE LTD					
0030045501	Stamp Duty	600000.00		Road/Street	J B PATEL ROAD					
0030063301	Registration Fee	30000.00		Area/Locality	GOREGAON EAST, MUMBAI					
				Town/City/District						
				PIN	4	0	0	0	6	3
				Remarks (If Any)	PAN No. SecondPartyName=J M ENGINEERING CO-					
Total		6,30,000.00		Words	Amount in Words: Thirty Thousand Rupees Only					
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332024030114769	738806653				
Cheque/DD No.			Bank Date	RBI Date	01/03/2024-18:06:11	Not Verified with RBI				
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		100 . 02/03/2024					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document. Mobile No 7021054761  
सहायक उप-निदेशक कार्यालय नोंदणी करवायच्या दरम्यानची लागू आहे. याचणी व करवायच्या दरम्यानची नोंद घ्यावी.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-516-3634	0008792091202324	04/03/2024-11:18:58	IGR557	30000.00
2	(IS)-516-3634	0008792091202324	04/03/2024-11:18:58	IGR557	60000.00
Total Defacement Amount					6,30,000.00



बयल - १		
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AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Mumbai on this 4<sup>th</sup> day of March, 2024.

BETWEEN

J M ENGINEERING CO, a Partnership Firm having its registered office at Gala No.4, Ground Floor Rocky Industrial Estate, Building No.2, I.B. Patel Road, Goregaon (East), Mumbai - 400063, having PAN AA AFJ0347B and represented by its PARTNERS (1) DARSHAN GUNVANTLAL SHAH AND (2) SAMIR MAHENDRAKUMAR SHAH, hereinafter referred to as "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include all its officers, PARTNERS, Nominees, executors, administrators and its assigns) of ONE PART;

AND

MR. AMIR KHAN, Aged: 31 years, Indian Inhabitant having PAN: DEGPK7727P and Aadhar Card No.: 7278 3388 5034, and residing at Flat No. Room No. 53, 3<sup>rd</sup> Floor, Transit Camp No.2, R. M. Road, Gulshan Nagar, Jogeshwari (West), Mumbai - 400102., hereinafter referred to as 'THE PURCHASER' (which expression shall unless

*Samir*  
*Darshan*  
*Amir*

*Samir*

*Darshan*

*Amir*



बदल - 6	
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repugnant to the context or meaning thereof shall deem to include their heirs, executors, administrators and assigns); of the **OTHER PART**;

**WHEREAS: -**

1. By virtue of Deed of Assignment made at Mumbai dated 31<sup>st</sup> December, 1974 between Ramesh Kumar Ajani therein referred to as "Assignor" of the One Part and Kantilal Narsi a Firm thereafter referred to as "Assignee" of the Third Part, the latter purchased from the Assignor, bearing Gala No.4, on the ground Floor, area 640 sq. ft., Goregoan, Mumbai, admeasuring 64.83 sq. mtrs. builtup area in the property known as "Saraf Industrial Estate Ltd.". known as Rocky Industrial Estate, situated at Building No.2, Plot No. 74, I.B. Patel Road, Goregaon (East), Mumbai - 400063 on sub - Plot No. 74 of Survey No. 112/113 of village Pahadi, Goregaon, Greater Mumbai, District Mumbai Suburban, Mumbai which is more particularly described in the Schedule hereunder written, (hereinafter referred to as "the said Gala") for the price or consideration and upon the terms and conditions set out therein.
2. By virtue of Agreement for Sale made at Mumbai dated 11<sup>th</sup> August, 1993 between M/s. Shilpa Art Jewelers a proprietary Concern by a sole proprietor Mr. Kantilal Narsi thereafter referred to as "Transferor" of the One Part and M/s. J.M. Engineering Co. a partnership firm thereafter referred to as "Transferees" of the Other Part, the latter purchased from the Assignor, bearing Gala No.4, on the ground Floor, area 640 sq. ft., Goregoan, Mumbai, admeasuring 64.83 sq. mtrs. builtup area in the property known as "Saraf Industrial Estate Ltd.". known as Rocky Industrial Estate, situated at Building No.2, Plot No. 74, I.B. Patel Road, Goregaon (East), Mumbai - 400063 on sub - Plot No. 74 of Survey No. 112/113 of village Pahadi, Goregaon, Greater Mumbai, District Mumbai Suburban, Mumbai which is

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more particularly described in the Schedule hereunder written,  
(hereinafter referred to as 'the said Gala') for the price or  
consideration and upon the terms and conditions set out hereunder.



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3. The Gala Purchasers in the building known as Rocky Industrial Estate and registered 'Saraf Industrial Co-op. Estate Ltd.' under the Maharashtra Co-Operative Societies Act, 1960 having Reg. No. BOM//PRD/1/PR/1117/81) dated 01/05/1984 having its registered office at Rocky Industrial Estate, Building No.2, Plot No.74, I.B. Patel Road, Gorgaon, (East), Mumbai - 400063. (hereinafter referred as 'the said Society').
4. The said Saraf Industrial Co-op. Estate Ltd issued J.M. Engineering Co. a Three fully paid-up shares of Rupees Hundred each bearing distinctive Nos. 7 to 9 of Saraf Industrial Co-operative Estate Limited and members Register Folio No.1 dated 01/05/1984 (both inclusive) under Share Certificate No. 3, (hereinafter referred to "the said shares").
5. Pursuant to above J.M. Engineering Co. became absolutely seized and possessed of or otherwise well and sufficiently entitled to joint and equal right, title, interest and share of said Gala No. 4, admeasuring 640 sq. ft. equivalent to 59.456 sq. mtrs. situated on the ground floor in the property known as Rocky Industrial Estate, Building No.2, Plot No. 74, I.B. Patel Road, Goregaon (East), Mumbai - 400063 on sub - Plot No. 74 of Survey No. 112/113 of village Pahadi, Goregaon, Greater Mumbai, District Mumbai Suburban, Mumbai (hereinafter referred to as "the said Gala" and more particularly described in the Schedule hereunder written) alongwith the said Three fully paid-up shares of Rupees Hundred each bearing distinctive Nos. 7 to 9 of Saraf Industrial Co-operative Estate Limited and members Register Folio No.1 dated 01/05/1984 (both inclusive) under Share Certificate No. 3.

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Mr. Amir Aish Mohammed Khan i.e. the Purchaser herein have approached J.M. Engineering Co. i.e. the Sellers herein, to purchase and acquire 'on Ownership basis' the said Gala No. 4, admeasuring 640 sq. ft. equivalent to 59.456 sq. mtrs. situated on the ground floor in the property known as Rocky Industrial Estate, Building No.2, Plot No. 74, I.B. Patel Road, Goregaon (East), Mumbai - 400063 on sub - Plot No. 74 of Survey No. 112/113 of village Pahadi, Goregaon, Greater Mumbai, District Mumbai Suburban, Mumbai (more particularly described in the Schedule hereunder written) alongwith said shares, with the benefit of all the deposits (if any) with the Society mentioned hereinabove, with the benefit of the electricity connection together with the benefit of the deposits (if any) to its credit, with clear and marketable title free from all encumbrances and reasonable doubts, SUBJECT TO other terms of these presents, from the Sellers and the Sellers have agreed to sell the said Gala on Ownership basis to the Purchaser.

7. The Purchaser herein approached the Sellers regarding the sale of the Gala and the Purchaser have agreed to purchase and acquire from the Sellers the said Gala and the said shares together with the benefit of all the deposits (if any) with the society and with the benefit of the electricity connection and all the right, title, interest, claim, estate and property rights of the Sellers in respect thereof and incidental thereto, at or for a lump sum price (Consideration) of Rs. 1,00,00,000/- (Rupees One Crore Only).
8. The Sellers represent, confirm and declare that no one has any objection, claim, right, title, interest or charge upon the said Gala and the said shares and the Purchaser will have all the rights, title and interest to hold the said Gala along with the said shares in the capital/property of the said society and the Sellers is fully entitled to sell and/or transfer to the Purchaser herein, the said

*[Signature]*

*[Signature]*

*[Signature]*

Gala alongwith the said shares hold full responsibility for the same.



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9. The parties are desirous of executing this regular agreement in that behalf and have accordingly hereby mutually agreed as per above recitals and upon certain terms & conditions, stipulations and covenants in that behalf as hereinafter appearing:

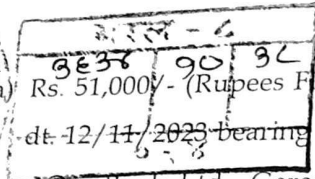
**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

- 1) The recitals mentioned above form an integral part of this Agreement for Sale and shall be read with these presents which are binding on all parties.
- 2) J.M. Engineering Co. i.e. the Sellers herein, hereby sell, transfer, assign and convey onto Mr. Amir Aish Mohammed Khan i.e. the Purchaser herein, and the said Purchaser hereby purchase and acquire from the Sellers herein, the right, title, share and interest in the said Gala No. 4, admeasuring 640 sq. ft. equivalent to 59.456 sq. mtrs. situated on the ground floor in the property known as Rocky Industrial Estate, Building No.2, Plot No. 74, I.B. Patel Road, Goregaon (East), Mumbai - 400063 on sub - Plot No. 74 of Survey No. 112/113 of village Pahadi, Goregaon, Greater Mumbai, District Mumbai Suburban, Mumbai (more particularly described in the Schedule hereunder written) together with the said shares and along with the benefit of all the deposits (if any) with the society and with the benefit of the electricity and gas connection together with the benefit of the deposits (if any) to its credit with clear and marketable title, free from all encumbrances and reasonable doubts, SUBJECT TO other terms of these presents.
- 3) The Purchaser agree to make payment and have made part payment in the manner stated as under:

*Sushah*

*Amir Aish Mohammed Khan*

*Amir Aish Mohammed Khan*



a) Rs. 51,000/- (Rupees Fifty-One Thousand Only) by way of IMPS dt-12/11/2023 bearing Ref. No 331615605094 by The Cosmos Co - Op. Bank Ltd., Goregaon East Branch, Mumbai to Seller on Union Bank of India, paid by the Purchaser to the Seller herein, being the Token amount amount towards the consideration amount mentioned herein. (The Receipt of which is acknowledged by the Sellers and given at the foot of this Agreement).

b) Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) through NEFT dt. 06/01/2024 bearing Ref. No. 000033452801 by The Cosmos Co - Op. Bank Ltd., Goregaon East Branch, Mumbai to Seller's Account with Union Bank of India, paid by the Purchaser to the Seller herein, being the 1<sup>st</sup> Installment amount towards the consideration amount mentioned herein. (The Receipt of which is acknowledged by the Sellers and given at the foot of this Agreement).

c) Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) through NEFT dt. 07/01/2024 bearing Ref. No. 000033466284 by The Cosmos Co - Op. Bank Ltd., Goregaon East Branch, Mumbai to Seller's Account with Union Bank of India, paid by the Purchaser to the Seller herein, being the 2<sup>nd</sup> Installment amount towards the consideration amount mentioned herein. (The Receipt of which is acknowledged by the Sellers and given at the foot of this Agreement).

d) Rs. 2,60,000/- (Rupees Two Lakhs Sixty Thousand Only) through NEFT dt. 23/02/2024 bearing Ref. No. 000034652058 by The Cosmos Co - Op. Bank Ltd., Goregaon East, Mumbai to Seller's Account with Union Bank of India, paid by the Purchaser to the Seller herein, being the 3<sup>rd</sup> Installment amount towards the consideration amount mentioned herein. (The Receipt of which is

acknowledged by the Sellers  
Agreement).



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- e) Rs. 5,89,000/- (Rupees Five Lakhs Eighty Nine Thousand Only) through RTGS dt. 23/02/2024 bearing Ref. No. 000028223317 by Bharat Co - operative Bank Limited, Goregaon East Branch, Mumbai to Seller's Account with Union Bank of India, paid by the Purchaser to the Seller herein, being the 4<sup>th</sup> Installment amount towards the consideration amount mentioned herein. (The Receipt of which is acknowledged by the Sellers and given at the foot of this Agreement).
- f) Rs. 1,00,000/- (Rupees One Lakh Only) being 1% TDS of the total consideration of Rs. 1,00,00,000/- (Rupees One Crore Only) in compliance with the provisions of section 194-IA of the Income Tax Act, 1961 and the said TDS amount has been deducted by the Purchaser and the Purchaser will handover the TDS certificate (Form 26QB) Sellers on or before the date of registration of this agreement.
- g) Balance amount of Rs. 85,00,000/- (Rupees Eighty Five Lakhs Only) shall be paid by the Purchaser to the Sellers by availing Loan facility from any Bank/Financial Institution. The said balance amount if not paid within 30 days from the date of Registration of this Agreement this Agreement for Sale shall stand cancelled and time being the essence of the contract.
- 4) On receiving the full and final consideration as agreed hereinabove, the Sellers will immediately hand over all the Original Documents in respect of the said Gala with original Share Certificate/s to the Purchaser.
- 5) The Sellers herein above is seized and possessed of and/or well and sufficiently entitled to the said Gala and the said shares. The

*Smsobah*

*[Signature]*

*[Signature]*



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Sellers further confirm that they have full authority, right and power to enter into this Agreement, the presents of which are legally valid, binding, existing, subsisting and is not cancelled, terminated, revoked in any manner whatsoever.

- 6) The Sellers hereby agrees, undertakes and covenant with Purchaser that the Sellers has not agreed to sell or transfer the said Gala and said shares and other benefits in respect of the said Gala to anyone prior to the execution of these presents and the Sellers shall keep the said Gala and said shares duly indemnified, held harmless and well saved and defended of, from and against all former and adverse right, title, interest, share, claims, demands, dues, any arrears of income tax or other taxes or public levies (if any) or any arrears of Electricity shall also reimburse to the Purchaser all losses and damages sustained and all costs, charges and expenses incurred on account of such adverse third party rights, claims or objections.
- 7) The Sellers confirms and declares that the said Gala and said shares are not subject to any suit, claim, litigation, proceedings, adverse action, proclamation or attachment proceedings of whatsoever nature initiated or between any of the past Sellers/holders of the said Gala and said shares and the Sellers shall indemnify and keep indemnified the Purchaser at Sellers's cost in this regard as well.
- 8) The Sellers has paid all the charges of the maintenance and taxes and other charges payable to the society and the relevant authorities upto the date of execution of these presents and there are no dues outstanding and the Sellers shall get the said Gala along with said shares in the name of the Purchaser.
- 9) The Sellers has relinquished all their rights in the said Gala and the said shares including the membership rights in favour of the Purchaser and have no objection if the said Gala alongwith the



ब्रल - ८		
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membership is transferred in the name of the Purchaser in the records of the society or any other

- 10) The Sellers shall issue a No Objection Certificate get the Electricity Connection with Adani Electricity pertaining to the said Gala, duly transferred, along with all the deposits lying in its credit with them in the name of the Purchaser
- 11) NOC is issued by the Society office after representation from the Sellers and the transfer charges as applicable and legal charges payable will be equally borne by the parties hereto.
- 12) Further, the Purchaser shall bear the expenses of the Stamp Duty and Registration Fees and all the necessary administrative and legal charges for registration of this particular Agreement in respect of the said Gala.
- 13) The Sellers shall hereafter and from time to time, sign, execute, deliver and/or register such other and further deeds, documents, papers and writings and/or assurances and do all such other and further acts, deeds, matters and things, forthwith and without delay and with all the best possible efforts, as the Purchaser or the Society may lawfully and reasonably require for the purpose of better, perfect complete and absolute sale, transfer and assignment of the said Gala along with the said shares and the benefit of the deposits (if any) with the society.
- 14) That the Purchaser shall bear and pay on and from the date of possession and henceforth (not for the period prior hereto) all the statutory outgoing payable in respect of the said Gala to the society electricity, applicable taxes and shall keep the Sellers duly indemnified in that behalf at all times.
- 15) That pursuant to handover of quiet and vacant possession of said Gala to the Purchaser and upon fulfillment of terms and

*S. Mohan*

*[Signature]*

*[Signature]*



खराल - 6		
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obligations under		
entire use and		

his Agreement, the Purchaser shall be fully envisaged under Letter of Allotment issued by the Partners to the Gala Purchaser of said Gala or as permitted under relevant statute or law and subject to policy or rules framed and enacted by the said society in accordance with the law applicable for the time being in force.

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16) The Sellers on the one hand and the Purchaser on the other hand do and each of them doth respectively covenant with each other that they shall forthwith discharge their express and implied obligation under or pursuant to these presents read with their legal/statutory/equitable obligations according to laws, norms and shall also co-operate with each other towards discharge of their respective obligations accordingly, while respecting the rights of and keeping in view the obligation of each other without undue delay, Suo-motu or upon every reasonable request and demand of each other.

17) The Sellers herein has assured, represented and further confirmed that the title of the said Gala herein is clear, marketable and free from all type of encumbrances and the Purchaser will have absolute right and interest of selling the above said Gala premises to whomsoever the Purchasers want without any type of consent, hindrance, encumbrances from anybody.

18) The Sellers have not transferred, assigned or in any other way encumbered or alienated their right, title and interest and further confirm that the title of the said Gala herein is clear, marketable and free from all type of encumbrances and liabilities on or before the date of registration of this Agreement for Sale.



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- 19) The Sellers herein declares that the Purchaser will be handing over quiet and vacant possession of the said Gala immediately on receipt of the Full and Final Sale Consideration as per this agreement and there shall be no interference from the Sellers herein and the Purchaser have seen, inspected and found the said Gala to be in perfect condition. The Sellers further agrees that in the circumstances of any untoward incident if the Sellers are unable to handover the physical possession then in such case the full payment i.e. the consideration mentioned herein being received by the Sellers will be considered as the quiet and peaceful possession being handed over by the Sellers to the Purchaser and the Purchaser shall be entitled to right to lawfully enjoy, use and occupy the said Gala in the manner desirous to them.
- 20) The Sellers hereby covenant and confirm with the Purchaser that the Sellers has paid all outgoing up to the date of execution of this Agreement for transfer of the said Gala.
- 21) The Sellers hereby further declare that Sellers has obtained the necessary permission from the society to transfer all their rights, title, interest and benefits whatsoever enjoyed by the Sellers including shares, deposits, if any in favour of the Purchaser.
- 22) The Purchaser herein assure, state, declare and covenants that the Purchaser shall observe perform all the terms, conditions and obligations contained in the said Agreement for sale with the Sellers and that of the society as amended till date and shall abide from time to time.
- 23) The Sellers and the Purchaser do hereby further confirm, covenant and declare that they have entered into this Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and in spirit.

*S. Mohan*

*[Signature]*

*[Signature]*





बाल - ८		
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1) This agreement shall always be subject to provisions of the Maharashtra Ownership of Flats (Regulation of the Promotion of construction, sale management and transfer) Act, 1963 and the rules made thereunder as amended from time to time.

- 25) The Sellers will be handing over the Chain of documents to the Purchaser in respect of the said Gala and said shares in the manner stipulated under this Agreement. This Agreement for Transfer shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and The Maharashtra Ownership Flats Rules, 1964 or any modification orders and Notification issued by the competent authority under the MOFA and for the time being in force and RERA laws and any other provisions law application hereto.
- 26) The Sellers hereby declares that on and after receiving the full sale consideration, and on delivering the possession of the said Flat, the Sellers will not have any right, title and interest claim or demand of any nature whatsoever in respect of the said Gala and/or shares and the Purchaser shall be exclusively entitled to the beneficial interest of the premises thereof in all respect.
- 27) The Sellers agree to sign the necessary applications, documents, and letters for completing the complete transfer of the said Gala. The Sellers also agree that by force majeure circumstances of any natural or other nature if they fail to sign the above applications, documents or letters than the Purchaser will be entitled to get it signed, applied or/and registered the said documents through proper and appropriate authority or court or such legal institute or such other institute as required.

THE SCHEDULE HEREINABOVE REFERRED TO:



अरल - 6		
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All that piece and parcel of premises being <sup>CTS NO. 497,</sup> situated and lying on the ground floor in the property of Saraf Industrial Co-operative Estate Ltd. known as Rocky Industrial Estate Ltd., Building No.2, situated and lying at I.B. Patel Road, Goregaon (East), Mumbai - 400063 within the limits of the city of the greater Mumbai admeasuring 640 sq. ft. equivalent to 59.456 sq. mtrs. on sub - plot No. 74 of survey No. 112/113 at village Pahadi, Goregaon, Greater Mumbai along with three fully paidup shares of Rs. 100/- (Rupees Hundred Only ) each bearing distinctive Nos. 7 to 9 of Saraf Industrial Co-operative Estate Limited (Registered under provisions of Maharashtra Co-operative Society Act,1960 having Registration No. BOM/PRD/1/PR/1117/81 dated 15/06/1981) under share certificate No.3 and Members Register Folio No.1 dated 01/05/1984. Mumbai Suburban District, Mumbai.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing on the day, month and year first hereinabove mentioned.

SIGNED AND DELIVERED BY  
The within named "SELLERS"  
J. M. ENGINEERING A PARTNESHIP FIRM  
REPRESENTED BY ITS PARTNERS  
1) DARSHAN GUNVANTLAL SHAH

) For J. M. ENGINEERING CO  
)  
) *Darshan*  
) *Darshan* Partner  
)

	<p><i>Darshan</i> Signature</p>	
		<p>Left Hand Thumb Impression</p>

THE SCHEDULE HEREIN ABOVE REFERRED TO:



सरल - 6		
383r	90	30
२०२४		

All that piece and parcel of premises being <sup>CTS NO. 497,</sup> Situated and lying on the ground floor in the property of Saraf Industrial Co-operative Estate Ltd. known as Rocky Industrial Estate Ltd., Building No.2, situated and lying at I.B. Patel Road, Goregaon (East), Mumbai - 400063 within the limits of the city of the greater Mumbai admeasuring 640 sq. ft. equivalent to 59.456 sq. mtrs. on sub - plot No. 74 of survey No. 112/113 at village Pahadi, Goregaon, Greater Mumbai along with three fully paidup shares of Rs. 100/- (Rupees Hundred Only ) each bearing distinctive Nos. 7 to 9 of Saraf Industrial Co-operative Estate Limited (Registered under provisions of Maharashtra Co-operative Society Act,1960 having Registration No. BOM/PRD/1/PR/1117/81 dated 15/06/1981) under share certificate No.3 and Members Register Folio No.1 dated 01/05/1984. Mumbai Suburban District, Mumbai.


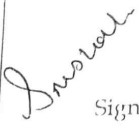

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands to this writing on the day, month and year first hereinabove mentioned.

SIGNED AND DELIVERED BY  
The within named "SELLERS"  
J. M. ENGINEERING A PARTNESHIP FIRM  
REPRESENTED BY ITS PARTNERS  
1) DARSHAN GUNVANTLAL SHAH

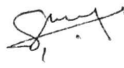

) For J. M. ENGINEERING CO  
)  
) *Smobh...*  
) *Q. G. Shah* Partner  
)

	<p><i>Q. G. Shah</i> Signature</p>	
		<p>Left Hand Thumb Impression</p>

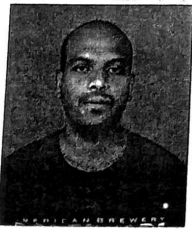


2) SAMIR MAHENDRAKUMAR SHAH )

	 Signature	 Left Hand Thumb Impression
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In the presence of:

1. 
2. 

SIGNED AND DELIVERED BY )  
The within named "PURCHASER" )  
MR. AMIR KHAN )

	 Signature	 Left Hand Thumb Impression
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In the presence of:

1. 
2. 



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**RECEIPT**

RECEIVED with thanks from Purchaser MR. AMIR AISH MOHAMMED KHAN, the sum of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) being the part payment of the consideration amount of Rs. 1,00,00,000/- (Rupees One Crore Only) (subject to deduction of applicable TDS) in the following manner in respect of purchase of the said Gala and said shares which are more particularly described in the foregoing Agreement for Sale dated 4/02/2024

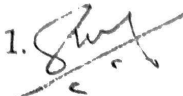

Sr. No.	Mode of Payment	Reference/Cheque/UTR No.	Date	Amount paid (In Rs.)
1.	NEFT	331615605094	12-11-2023	51,000
2.	NEFT	000033452801	06-01-2024	2,50,000
3.	NEFT	000033466284	07-01-2024	2,50,000
4.	RTGS	000034652058	23-02-2024	2,60,000
5.	RTGS	000028223317	23-02-2024	5,89,000
TOTAL				14,00,000/-

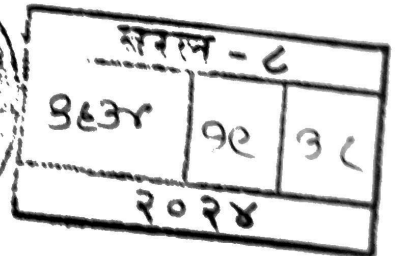
WE SAY RECEIVED




"THE SELLER"

Witnesses:

- 
- 

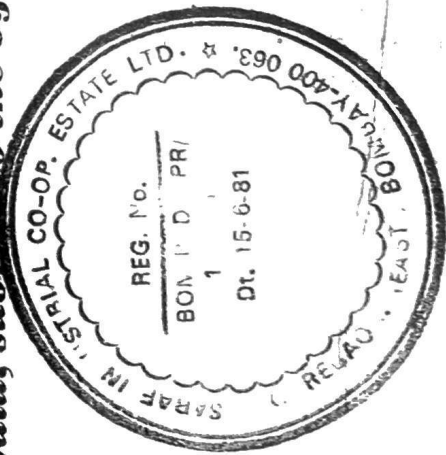


# SARAF INDUSTRIAL CO-OPERATIVE ESTATE LTD.

BUILDING NO. 2, I.B. PATEL ROAD, GOREGAON EAST, BOMBAY-400 063.  
REGD. NO. BOM/PRD/1/PR/1117/81 UNDER THE MAH COOP. SYS. ACT OF 1960

**AUTHORISED CAPITAL OF RS. 1,00,000 DIVIDED IN  
SHARES OF RS. 100 EACH**

This is to certify that *Shilpa Art Jewellers*  
is/are the Registered Holder/s of 3 share (s) numbered 7 to 9  
inclusive in the **SARAF INDUSTRIAL CO-OPERATIVE ESTATE LTD.**,  
upon which the sum of Rupees one hundred per share has been fully  
paid, subject to the bye-laws of the Estate.



GIVEN UNDER THE COMMON SEAL OF THE SAID  
ESTATE AT BOMBAY, THIS 15 DAY OF MAY 1984.

*Aswan*  
Chairman

Director (Authorised by the Board)



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Transfer	Transfer	Transfer	Transfer
1st Jan 1984	1	3	J.M. Engineering Co.
			40
			<i>[Signature]</i>
			<i>[Signature]</i>

SARAF (R)

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This is to  
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 01/05/19  
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Date: 28th  
 Place: Mu

for Saraf  
 S.S.N. 9  
 Secretary

# SARAF INDUSTRIAL CO-OP. ESTATE LTD.

(Registration No. BOM / PRD / 1 / PR / 1117 / 81)

Address : Rocky Industrial Estate Bldg. No. 2, Nirmal Rubber Compound, I. B. Patel Road,  
Goregaon (East), Mumbai - 400 063.



खरल - ८		
३६३४	२२	३४
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TO WHOM SO EVER IT MAY CONCERN

This is to certify that (1) Darshan Gunvantlal Shah And (2) Samir Mahendrakumar Shah Partners of J M ENGINEERING CO. is the owner of Gala No.4, area admeasuring 640 sq. ft equivalent to 59.456 sq. mtrs. on the Ground Floor in the property of Saraf Industrial Co-operative Estate Ltd. Known as Rocky Industrial Estate Ltd, Building No.2, and is recorded as the registered member of Society holding Share Certificate No.3 for three fully paid up shares of Rupees One Hundred each bearing distinctive numbers from 7 to 9 (both inclusive) dated 01/05/1984. The building of the said Society is constructed in the year 1972 and is having Ground + Two Upper Floors to it without lift Facility

Date: 28<sup>th</sup> February 2024

Place: Mumbai

for Saraf Industrial Co-op. Estate Ltd

S. S. Nigam.

Secretary



1st Jan 1984  
1  
3  
J.M. Engineering Co.  
40  
Platinum



बृहन्मुंबई महानगरपालिका  
करनिर्धारण व संकलन खाते

Rocky-2

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

तेखा क्रमांक PS0404150040000	मालमत्ता करवर्ष/देयक कालावधी 2023-2024	देयक क्रमांक 202310BIL18730330 202320BIL18730331	देयक दिनांक 26/02/2024
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मालमत्ता करवर्ष/देयक कालावधी 01/04/2023 ते 31/03/2024	प्रेषक - Asstt. Assessor & Collector, P South Ward, Municipal Office Building, C. T. S. No. 746, Village Pahadi, S. V. Road, Goregaon (West), Mumbai - 400 0104.	ईमेल - bmc@bmc.gov.in	दूरध्वनी क्र 022 2872 0051
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मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव 2221 (2) 305/3 1 B PATEL RD ROCKY INDUSTRIAL ESTATE NO 1 SMT MADHUREN C. ANUPRASAD PATEL	मालमत्ता करवर्ष/देयक कालावधी 01/02/1972	जलजोडणी क्रमांक :
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₹ 162311490  
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करनिर्धारण दिनांक:	01/02/1972	जलजोडणी क्रमांक :
भांडवली मूल्य:	₹ Sixteen Crore Twenty Three Lakh Eleven Thousand Four Hundred Nasty Only	

कराचे नाव	₹ 0	दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकवाकी	₹ 0
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कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount in (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount in (₹)
करनिर्धारण कर	31751	31751
सुद्ध कर	0	0
सुद्ध लाभ कर	19987	19987
सुद्ध सारण कर	0	0
सुद्ध सारण लाभ कर	12342	12342
सुद्ध पा. शिक्षण उपकर	11753	11753
सुद्ध शिक्षण उपकर	9409	9409
सुद्ध वार हमी उपकर	2352	2352
सुद्ध उपकर	588	588
सुद्ध देयक रक्कम	15285	15285
सुद्ध देयक रक्कम	103467	103467
कलम 152 अ नुसार दंडाची रक्कम	0	0
गणव्यावरील व्याजाची वसुली	0	0
गणव्यावरील अधिदानाचे समायोजन	0	0
गणव्याची निव्वळ रक्कम	103467	103467
निदानाची निव्वळ रक्कम	0	0
अधीन रुपये (Payable Amount)	₹ One Lakh Three Thousand Four Hundred Sixty Seven Only	₹ One Lakh Three Thousand Four Hundred Sixty Seven Only
अंतिम देय दिनांक	25/05/2024	25/05/2024

To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTPS0404150040000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC /

Scan to open BMC Website :



"मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे. या मंदभातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे."

*Prif*  
महेश पाटील  
करनिर्धारक व संकलक

paid  
Ch. No. 867933  
206934  
Dt 28/02/2023



महाराष्ट्र शासन

महाराष्ट्र शासन  
महसूल विभाग

गाव नमुना नंबर ७/१२ व ८ अ, मालमत्ता पत्रक पाठणे

MAHA Bhulekh (i.e. Maharashtra Bhumi Abhilekh).



मुख्यपृष्ठ



बोरल - ८		
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महाराष्ट्र शासन महसूल विभाग विभाग १९६९		

ULPIN 73221335790

गाव पेट: पहाडी गोरेगाव (पु)

नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	खेच चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचे क्षेत्रफळ
49			8460 60	सी	2038 05 01 03 1971

सुविधाधिकार:

हकाचा मूळ धारक:  
वर्ष: 1966

पट्टेदार:

इतर भार:

इतर शेर:

[ भारत स्ट्रॉ वॉर्ड मॅजिस्ट्रेटिंग कॅम्पेन - खेरीत रकम रु 2,00,000 - श्रीमती मधुवन मानुप्रसाद पटेल याजकडून ]  
[ दि वॉर्ड स्ट्रेट फायनॅन्सियल कॉर्पोरेशन याजकडे गहाण रकम रु 2,50,000 - ]

दिनांक	व्यवहार	चंड क्रमांक	नविन ध पट्टेदाराचा फ
04/10/1972	सा टॅक्म रिकॉर्डि ऑफिसर (S) मुंबई कॅम्पेन रु TRO V AIL 452 68 39 दि 30 12 1971 धन्वडे र रु 11052 टॅक्म कपुलीका जोस; उवर्जा		
01/01 1973	उ. जि. अफि. मु. उ. अफिरी यांचे कडील क्र. डी. सी. एच. एन. डी. २, १८ दि २६.१२.१९७२ रचना मद्रमकडीकडे दि ३१ मार्च २०१३ प्रवर्तनी		
26/07/1973	उ. जि. अफि. मु. उ. अफिरी यांचे कडील क्र. डी. सी. IV-P एच. एन. डी. २ 318 दि २२ मार्च १९७३ रचना दि ३१ मार्च २०१३ प्रवर्तनी		
09/12/1975	दि वॉर्ड स्ट्रेट फायनॅन्सियल कॉर्पोरेशन याजकडे रु 2,50,000 - अम्मेलक रूदुण्डेका यांचे कडील पत्र क्र CORPN L BOR 509 दि 05 09 1975 रीतीच्या पत्रा यामुळे कमी केला असे (मान मू. अ. रु. 5) यांचे अवेअर रु ५ (3) वार 248 75 दि 08 12 1975.		
09/12/1975	भारत स्ट्रॉ वॉर्ड मॅजिस्ट्रेटिंग कॅम्पेन - खेरीत रकम रु 2,00,000 - श्रीमती मधुवन मानुप्रसाद पटेल याजकडून	SB/BON/3176/4/24-4-70	H निर्मित रकम अवेअर वॉर्ड म
12/04/1978	मे नायट तहसीलदार गव्हर्नमेंट रिकॉर्डिंग मु. उ. जि. वॉ. अ. अवेअर क्र REVOL VIII-B 533 sec दि 07 11 1977 रूदुण्डेका यामुळे मिळकतीवर E SIG रु. 409841 49 या वॉ. अ. उवर्जा अमुन की विष्ठी अवेअर अन्वये तितीने हस्तान्तरित करणेत मनादे करणेत प्रवर्तनी आहे	मू. न. मू. अ. रु. 5/3/497 दिनांक 12-04-78	
03/12/2015	सा वमावडी आयुक्त आणि संचालक मूनि. अभिलेख (म. ए. अ. य.) पुणे यांचे कडील पत्र क्रक क्र नं. मू. श. मि. व. अ. अफिरी वॉ. अ. पुणे दि १३ ०९ २०१५ च इकडील अवेअर क्र नं. मू. पहाडी गोरेगाव (पु) फे रु १९७ दिनांक 03 12 2015 अन्वये केवळ चौकशी नोंदकडील क्षेत्र च मिळकत पत्रिकेवरील क्षेत्र संचालन प्रसवने मिळकत पत्रिकेवर समुद्र अफिरी क्षेत्र प्रवर्तनी आठ हजार चारशे साठ अश्या पाठ चौ. मी. टापाल केले		

दि मिळकत पत्रिका (दिनांक 20/03/2019 12:03:00 AM) चे दिग्दर्शन करावयाचे ठेकी आहे

04/03/2024



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 3634/2024

नोदणी :

Regn 63m

(1) विलेखाचा प्रकार गावाचे नाव : पी.एस.पहाडीगोरेगांव

(2) मोबदला करारनामा

(3) बाजारभाव (भाडेपट्टयाच्या 10000000

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 9622531.62

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: गाला नं 4, माळा नं: तळमजला, इमारतीचे नाव: सराफ इंडस्ट्रीयल कॉ ऑप इस्टेट ली, ब्लॉक नं: विल्डिंग नं 2 गोरेगाव पूर्व मुंबई, रोड : आय बी पटेल रोड ( C.T.S. Number : 497 ; )

(5) क्षेत्रफळ

1) 71.37 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-जे एम इंजिनियरिंग को तर्फे भागिदार दर्शन गुणवंतलाल शाह वय:-51; पत्ता:-प्लॉट नं: गाळा नंबर

4, माळा नं: तळमजला, इमारतीचे नाव: रॉकी इंडस्ट्रीयल इस्टेट, ब्लॉक नं: विल्डिंग नंबर 2 गोरेगाव पूर्व मुंबई, रोड नं: आय बी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AAAFJ0347B

2): नाव:-जे एम इंजिनियरिंग को तर्फे भागिदार समीर महेंद्रकुमार शाह वय:-53; पत्ता:-प्लॉट नं: गाळा नंबर 4, माळा नं: तळमजला, इमारतीचे नाव: रॉकी इंडस्ट्रीयल इस्टेट, ब्लॉक नं: विल्डिंग नंबर 2 गोरेगाव पूर्व मुंबई, रोड नं: आय बी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400063 पॅन नं:-AAAFJ0347B

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-आमिर खान वय:-31; पत्ता:-प्लॉट नं: रूम नं 53, माळा नं: 3, इमारतीचे नाव: ट्रान्सीस्ट कॅम्प 2, ब्लॉक नं: गुलशन नगर जोगेश्वरी प मुंबई, रोड नं: आर एम रोड, महाराष्ट्र, मुंबई. पिन कोड:-400102 पॅन नं:-DEGPK7727P

(9) दस्तऐवज करून दिल्याचा दिनांक

04/03/2024

(10) दस्त नोंदणी केल्याचा दिनांक

04/03/2024

(11) अनुक्रमांक, खंड व पृष्ठ

3634/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

600000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

दस्तासोबत सूची क्र. II  
खरी प्रत

सह दुय्यम निबंधक बोरीवली क्र. ८  
मुंबई उपनगर जिल्हा