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पावती

Original/Duplicate

Friday, November 27, 2020

नोंदणी क्र. :39म

1:43 PM

Regn.:39M

पावती क्र.: 12620 दिनांक: 27/11/2020

गावाचे नाव: आचोळे

दस्तऐवजाचा अनुक्रमांक: वसई3-11935-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रेहाना अब्दुल हुसेन गोवावाला - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:59 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 3

बाजार मूल्य: रु.3666000/-

मोबदला रु.3670000/-

भरलेले मुद्रांक शुल्क : रु. 110100/-

सह. दुय्यम निबंधक वर्ग-२
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1) देयकाचा प्रकार: By Cash रक्कम: रु 840/-

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007508980202021E दिनांक: 27/11/2020

वैकेचे नाव व पत्ता:

49,50,000/- A.V.

Part 100,000/-

69600

VILLAGE : ACHOLE
SURVEY NO. : 269 (old 206) H.No.3
FLAT NO. : A/103 in A wing
AREA IN BUILT UP : 71.09 Sq. Mtrs.
AGREEMENT VALUE : Rs.36,70,000/-
GOVT.VALUE : Rs.36,66,000/-
STAMP DUTY : Rs.1,10,100/-
REGISTRATION FEES : Rs.30,000/-

AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 27th day of November 2020 between **MR. RAVI VINCENT D'SOUZA** aged 55 years, adults, Indian Inhabitants, having address at 604, Suparshav Apartment, Sarvodaya Nagar, Mulund West, Mumbai 400080, through his Power of attorney Holder Mr. ALBERT LAWRENCE D'SOUZA hereinafter called '**THE TRANSFERORS**' (which expression shall unless repugnant to the context and meaning thereof include their heirs, administrators, executors and assigns etc.) of the **FIRST PART**:

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Ravi Vincent D'Souza

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AND

MISS. REHANA ABDUL HUSSAIN GOAWALA (Pan No.AONPG4030K) aged 49 years adults, Indian Inhabitants, residing at Flat No.A/102, Akshar Bhuvan, Vijay Vihar Comlex, Evershine City, Vasai East, Dist Palghar 401208, hereinafter called 'THE TRANSFEREE' (which expression shall unless repugnant to the context and meaning thereof include her heirs, executors, administrators, and assigns) of the **SECOND PART**:

WHEREAS THE TRANSFERORS have been admitted as members of Akshar Bhuvan Co-operative Housing Society Ltd., situated at Evershine City, Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFERORS acquired the rights, title and interest in respect of Flat No. A/103, admeasuring to 850 Sq. Ft. (Super Built up) i.e. 765 Sq. Ft. Built-up i.e. 71.09 Sq. Mtrs Built up area, on First Floor, in Building No.C-138, Building Known as "AKSHAR BHUWAN" Co-operative Housing Society Ltd., situated at Evershine City, Revenue Village Achole, on Land bearing Survey No. 269 (old 206) H.No.3, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Shahr Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist-Palghar. (hereinafter referred to as 'the Said Flat' for brevity's sake).

WHEREAS the Akshar Bhuvan Co-operative Housing Society Ltd., has been registered under Registration No. TNA(VSI)/HSG/TC/15633/2004-2005 under Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as " the said Society")



Agreement for Sale dated 20/04/2001 duly registered at Sub-registrar Vasai-2, vide its Registration No.CHHA-2754/2001 dated 20/04/2001 M/s. Shiv Shakti Silk Mills Pvt Ltd. Had purchased the

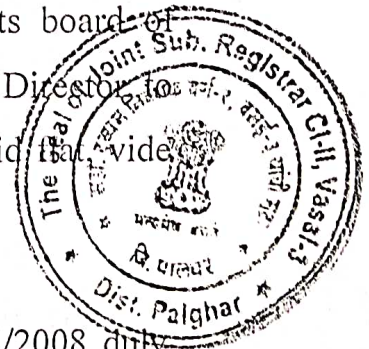
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said Flat from M/s. Jay Construction Co therein referred as Builders/Developers.

M/s. Shiv Shakti Silk Mills Pvt Ltd R.O.C. No.46752, appointed Mr. Shankar L. Lakhani as Director of Company on 25/05/2005. And Company's Resolution Dated 25/10/2006 at its Board of Director's meeting held on same date, authorized the said sale of the said Flat to the Mr. Shankar L Lakhani and Mrs. Khusbhu S. Lakhani.

By Agreement for sale dated 15/11/2006 duly registered at Sub-Registrar Vasai-3, vide its Registration No.9763/2006 dated 15/11/2006, But due to clerical or typographical error in the wording of the above referred Agreement dated 15/11/2006, wherein the name of the company firm in said agreement was worded as SHIVSHALI SILK MILLS PVT LTD., it was miss-spelt "SHIVSHALI SILK MILLS PVT LTD." instead of correct name M/s. Shiv Shakti Silk Mills Pvt Ltd. The same had been rectified through the Deed of Rectification dated 09/02/2007, duly registered with sub-Registrar of Assurance Vasai-3 vide its Registration No.1530/2007 dated 09/02/2007.

AND company's resolution dated 10/11/2007 at its board of Director's meeting authorized Mr. Shankar L. Lakhani, its Director, to sign on all legal documents, related to the sale of the said flat, vide agreement for Re-Sale dated 15/11/2006



WHEREAS by an Agreement For Sale dated 27/05/2008 duly registered within the limit of Sub-Registration Office Vasai-3 vide registration No.Vasai-3-5882-2008 on dated 27/05/2008 the present Transferor had purchased and acquired said flat from Mr. Shankar L Lakhani and Mrs. Khusbhu S. Lakhani.

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AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest along with share certificate No. 02 of five shares of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. From 06 to 010 (both inclusive) in member's register folio No. 02 issued by the said Society in respect of the said flat and the Transferee herein has agreed to purchase and acquire the said flat on 'OWNERSHIP BASIS' and WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the Transferors to transfer the Flat No.A-103, in Building No. C-138, Building Known as "Akshar Bhuwan" Co-operative Housing Society Ltd, to the Transferee

NOW THIS INDENTURE WITNESSES AS UNDER:

1. The Transferors are the sole and absolute owners and in exclusive possession of the said Flat No. A/103, on First Floor, in Building No.C-138, Building Known as "AKSHAR BHUWAN" Co-operative Housing Society Ltd., situated at Evershine City, Revenue Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar-401208.

2. The Transferee has agreed to acquire from the Transferors and the Transferors have agreed to sell and transfer the said flat on 'OWNERSHIP BASIS' for the sum of Rs.36,70,000/- (Rupees Thirty-Six Lakhs Seventy Thousand only) in full and final consideration of their claim to the said agreement for sale.



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M. N. N. N.

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SCHEDULE OF THE PROPERTY

Flat No. A/103, admeasuring to 850 Sq. Ft. (Super Built up) i.e. 765 Sq. Ft. Built-up i.e. 71.09 Sq. Mtrs Built up area, on First Floor, in Building No.C-138, Building Known as "AKSHAR BHUWAN" Co-operative Housing Society Ltd., situated at Evershine City, Revenue Village Achole, on Land bearing Survey No. 269 (old 206) H.No.3, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Shahar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar.