

General Stamp Office
Bombay
PBIA917
0040

GOVERNMENT OF MAHARASHTRA
29.5.97
STAMP DUTY

MAHARASHTRA
RS. 216700
SPECIAL ADHESIVE
PBIA917

50
B. 216700-

S. V. Tembulkar
S. V. Tembulkar,
Proper Officer,
General Stamp Office, Mumbai.

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT is made at MUMBAI on this 20th day of JUNE 1997, Between (1) MR. PRAVIN CHANDRA M. SHAH and (2) Mr. DHIRENDRA M. SHAH Both Adult, Indian Inhabitant of Mumbai, residing at Flat No.502, 5th floor, RAJESH SUNITA CO.OP. HOUSING SOCIETY LIMITED, at 6, Gujjar Lane, Santacruz (West), Mumbai 400054, hereinafter called to as the TRANSFERORS (which expression shall unless it be repugnant to the meaning and/or context whereof means and include their heirs, representatives, successor/s administrators) of the ONE PART A n d (1) M^{rs}.AARTI PRAKASH DESAI and (2) Mr. PRAKASH RATILAL DESAI, both Adults, Indian Inhabitant of Mumbai, hereinafter called to as the TRANSFEREES (which expression shall unless it be repugnant to the meaning and/or context thereof mean and includes

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0011

GOVERNMENT OF MAHARASHTRA
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STAMP DUTY

MAHARASHTRA
RS. 0050
SPECIAL ADHESIVE
PBIA919

S. V. Tembulkar
S. V. Tembulkar,
Proper Officer,
General Stamp Office, Mumbai

*Pravin Shah
Dhirendra Shah*

*Desai
R.*

*P. Shah
D. Shah*

*Desai
R.*

theirs heirs, successor/s, administrators) of the
OTHER PART ;

WHEREAS as per the Agreement for Sale dated 19th
day of July 1979 Entered into between M/s. RAJESH
DEVELOPMENT, having their office address at Dhiraj
Chambers, 2nd floor, 9, Waudby Road, Bombay 400001
thereinafter referred to as "THE DEVELOPERS" as the
Party of the One Part And (1) Mr. MOHANLAL PARMANAND
LAKHANI and (2) Mr. DINESH PARMANAND LAKHANI therein-
after referred to as the Purchasers of the Other Part,
the said One Part had sold to the party of the Other
Part therein, the premises being Flat No. 502, on the
5th floor, in RAJESH SUNITA CO-OPERATIVE HOUSING
SOCIETY LTD., situated at 6, Gujjar Lane, Santacruz
(West) Mumbai 400054, the built-up area of the said
flat is 600 sq.ft., thereinafter called to as the
said PREMISES.

AND WHEREAS the said (1) Mr. MOHANLAL PARMANAND
LAKHANI and (2) Mr. DINESH PARMANAND LAKHANI has sold
the above said premises to (1) Ms. PRAVIN CHANDRA M.
SHAH and (2) Mr. DHIRANANDRA M. SHAH hereinafter
called "the Transferors" therein after called the
Transferees Vide agreement dated 11th day of June
1980 have exclusively possessed the rights, titles
and interest of the said premises since then.

AND WHEREAS the Transferors are absolute owners
of the said flat premises.

..3.

P. Shah
D. Shah
Shah

W H E R E A S

- 1) The Transferors are the members of the RAJESH SUNITA CO-OPERATIVE HOUSING SOCIETY LIMITED (Registration No. BOM/HW/HSG(TC)/607-07 of 84-85 dt.13.11.84) registered under the Maharashtra Co-Operative Societies Act 196, and having its registered address at Building known as SUNITA CO.OP.HSG.SOC.LTD., at 6, Gujjar Lane, Santacruz (West), Mumbai 400054, hereinafter called "the said flat".
- 2) The Transferors are as such members are holding 5 (five) shares fully paid-up of Rs.50/- (Rs.Fifty only) each of the said Society Bearing Nos.from 51 to 55 (both inclusive) Under Share certificate No.11 (hereinafter called "the said Shares").
- 3) The Transferors are as such members are also absolutely seized and possessed of or otherwise well and sufficiently entitled to premises being flat No. 502, on fifth floor, in RAJESH SUNITA CO-OPERATIVE HOUSING SOCIETY LTD., having address at 6, Gujjar Lane, Santacruz (W), Mumbai 400054.
- 4) The Transferors have agreed to sell the said shares of the said Society and all rights, titles, interest in respect of the said 5 (five) shares and all rights incidental are attached thereto including all deposits lying with the Society as well as the proportionate shares of the Transferors in the assets of the said society including the incidental rights of use and occupation of the said flat to the Transferees at the price and on the terms and conditions herein contained.

P. Shah
D. Shah
Abhishek
Ravi

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

1) The Transferors shall sell, transfer and assigns to the Transferees the said shares and all right/s incidental and attached thereto including all deposits lying with the Society as well as the proportionate shares of the Transferors in the assets of the said Society including the incidental rights of use and occupation of the said Flat and all their right, title, claim and demand in deposit, loan, stock-bond, sinking fund, dividend and other amounts standing to their credit in the books of the said Society at or for the Lumpsum consideration of Rs.32,25,000/- (Rupees Thirty-two lacs Twenty-five thousand only).

2) The Transferees have paid to the Transferors as per the detail mentioned in the receipts herein, towards the total consideration of Rs.32,25,000/- (Rupees Thirty two lacs Twenty-five thousand only), the Transferors doth hereby admit and acknowledge the same.

3) The Transferors shall deliver to the Transferees the said Share certificate No.11 alongwith transfer forms duly signed by the Transferors so as to enable the Transferees to get the same transferred into their names in the register and records of the said society.

4) The Transferors will be pursuance of the said agreement and on receipt of the total purchase consideration as mentioned clause (1) above, deliver

..5



P. Shah
D. Shah

P. Shah
D. Shah

B. Sai

B. Sai

P. Shah
D. Shah

B. Sai
B. Sai

the peaceful possession of the said flat to the Transferees to have and to hold the same free from all encumbrances and/or any liability of any nature of whatsoever.

5) The Transferors shall pay all the charges and dues of the said society till the possession of the said flat is given to the Transferees and agree to indemnify the Transferees from and against all claims, demands, actions and proceedings for non-payment thereof. The Transferees agree to bear and pay hereinafter all charges and dues of the Society on taking the possession of the said flat.

6) The Transferors shall apply for and obtain consent in writings of the Managing Committee of the said Society and the said flat alongwith all deposits to the name of the Transferees and shall get the same transferred to the name of the Transferees and both of them will pay equal amount of all the donations, transfer fees and other fees or any required to be paid to the Society, except Stamp duty/Registration charges shall be borne by the Transferees.

7) The Transferors doth hereby agree and covenant with the Transferees that not-with-standing any acts, deeds, matters or thing whatsoever done by the said Transferors or by any person or persons lawfully or equitably claiming by from through under or in trust for their or any of their made, done omitted committed or willingly

P. Shah
D. Shah

P. Shah
D. Shah

suffered to the contrary the Transferors now have in their good rights, full, title in the said flat.

8) The Transferors doth hereby covenants with the Transferees that the said flat hereby agreed to be sold is free from all encumbrances of any nature whatsoever and that no person or persons have any claims by way of sale, exchange, mortgage, charge, fits, trust, inheritances, maintenances, possession, lien, easement or otherwise whatsoever in or upon the said flat premises hereby agreed to be sold or any part thereof.

9) The Transferors hereby declare that the title of the land and Premises of the RAJESH SUNITA CO.OPERATIVE HOUSING SOCIETY LIMITED is free from reasonable debt and is marketable.

10) The Transferors doth hereby covenants with the Transferees that on payment of full consideration mentioned in clause (1) the Transferors shall handover vacant possession to the Transferees and thereafter the Transferees shall be entitled to quietly and peacefully possess use, occupy and enjoy the said flat as an owners thereof without any let-hindrance, denial, interferences or eviction by the Transferors or any other person or persons lawfully or equitably claiming under or in trust from the Transferors to any of them.

11) The Transferors doth hereby covenant with the Transferees that the Transferors shall after



P. Shah
9/11/14
D. Shah

AD 5/11/14
P. Shah

the execution of these presents and on receipt of full consideration shall from time to time and at all times thereafter at the request and cost of the Transferees agree to do and execute or cause to be done and executed all acts, deeds, matters, things, assurances and whatsoever for for better future and more perfectly and absolutely getting the said flat premises and every part thereof vested in the Transferees and getting the said shares transferred from the name of the Transferors to the name of the Transferees in the Registrar and records of the said Society.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on this day and year written.

Signed and delivered by the with)
innamed the Transferors ;)

- 1) Shri PRAVIN CHANDRA M. SHAH)
- and)

- 2) Shri DHIRANDRA M. SHAH)

in the presence of.....)
(*Keji*)

Pravinchandra Shah
Pravin Shah
Dhirendra Shah

Signed and delivered by the with)
innamed the Transferees)

- 1) Smt. AARTI PRAKASH DESAI)
- and)

- 2) Shri PRAKASH RATILAL DESAI)

in the presence of.....)
(*Nilesh Ambani*)

Desai
Desai



Full Sign

R E C E I P T

RECEIVED OF AND FROM withinnamed the Transferees the sum of Rs.32,25,000/- (Rupees Thirty-two Lacs twenty-five thousand only) as full and final consideration towards the sale of flat No.502, on 5th floor, in Rajesh Sunita Co-operative Housing Society Ltd., at 6, Gujjar Dane, Santacruz (W) Mumbai 400054 and handed over the possession of the said flat with all the original papers/documents including Share Certificate stands in the name of Transferors i.e.ourself., by the following mode of payments ;

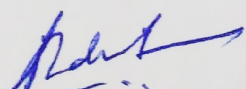
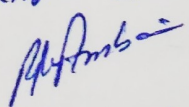
MODE OF PAYMENT

<u>Cheque/Pay-order.</u>	<u>Dated</u>	<u>Drawn on</u>	<u>Amount</u>
(1) Ch.No. 209319	8/4/97	Ahamedabad Mercantile Co.op Bank Ltd	2,00,000/-
(2) Ch.No. 210772	8/4/97	" " "	50,000/-
(3) D.D. 754560	30/5/97	CITI BANK	8,06,250/-
(4) D.D. 754559	30/5/97	" "	6,06,250/-
(5) D.D. 754634	20/6/97	CITI BANK	8,06,250/-
(6) D.D. 754633	20/6/97	" "	7,56,250/-
			<u>32,25,000/-</u>

We say received

- 1) Pravin Shah
Prallin Chandra Shah
- 2) Dhirendra Shah

Witnesses

1. 
(RAJU INDULKAR)
2. 
(NILESH AMBAVI)

(PRAVIN CHANDRA M. SHAH)
(DHIRANDRA M. SHAH)
Transferors

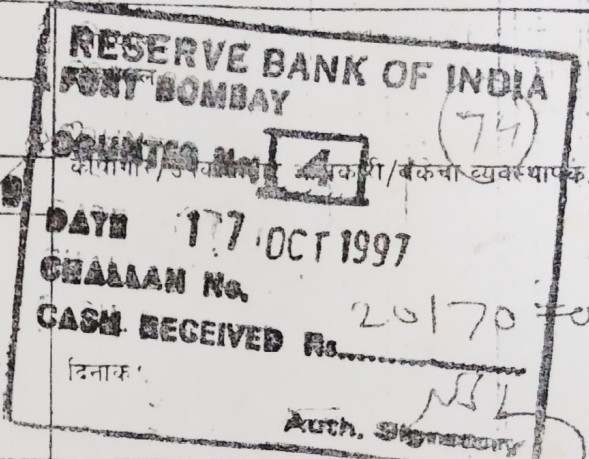
११-८३ पी.२० एच १३५
मकीण-१०८३/पत्र ८६/कोपा-६,
१९८३.

नमुना म. को. नि. ६
[नियम ११२ पहा]
चलन क्रमांक

मवसा. २६-म
Gen. 26-M

MUMBAI

या ठिकाणच्या कोपागारात/उपकोपागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

करणाऱ्याचा नाव	विभागीय अधिकार्याने किंवा कोपागारात भरण्याचे	कोपागाराने/उपकोपागाराने/भारतीय रिझर्व बँकेने/ भारतीय स्टेट बँकेने/हैद्राबाद स्टेट बँकेने भरण्याचे
भरण्यात आले आहे त्या व्यक्तीचे नाव P. Desai	लेखांचे वर्गीकरण विभाग 104, Fees for Registrations प्रधानशाखा 800, Office Principals उपप्रधानशाखा	रक्कम मिळाली. रुपये (आकड्यात) रुपये (अक्षरी)
REGISTRAR 20/70/-	2030, Office Registrations गौणशाखा 03 Registrations Fee संगणक मशीन नं. 1071	
20/70/-	० ० ३ ० ० १ ० ०	
20/70/-	चरोबर आहे, पैसे स्वीकारावे व पावती द्यावी.	
6/10/97	दुस्यम निबंधक, मुंबई (उपसरकार)	

* याच कोपागारात/बँकेत रक्कम भरणा करण्याबाबत आदेशा द्याऱ्या अधिकार्याचा स्वकीय शिक्का ठेवण्यात

[क] मागे पहा

अनुक्रम नंबर अवज 3835
 सन १९९० जे १०/०६/९० महिन्याचे
 १९ मार्च १९९० व
 वाचनाचे दर-मान दुय्यम निबंधक
 मुंबई याचे कार्यालयात हजर केला.

कारखान्याची खो मिळाली

गिदणी	..	20000	—
गरे	..	80	—
रक्कम (कोटेशन)	..	95	—
बादा (जमा वसुली)	..	30	—
बादा नसलेली (१०)	..	2	—
गारी	..	80	—
हाईलींग	..		
पाल	..		

२०१००.००



१. *Prasanna*

दुय्यम निबंधक, मुंबई

मुंबई निबंधक, मुंबई
 बपिलाची मुतादमी करण्याबरोबर
 निबंधकाचे सर्व अधिकार बरकरार

१) ~~श्री. राजा कारता प्रकाश देसाई ३७ मुंबई~~
 २) ~~श्री. प्रकाश रतिकाळ देसाई वय ४९ धंदा~~
~~दोषी रा ५०२ मुंबई ए मुजर लोक काता १९९१~~

(प)

दस्तावेज करून घेणार
 नयाकथित
 हून दिल्याचे कळू करणार.

१. *Prasanna*

२. *Prasanna*

१) ~~श्री. राजा कारवाळ व्यवसाय~~ ~~दोषी रा ५०२ मुंबई~~
 २) ~~श्री. विराट मेहता व्यवसाय~~ ~~वधीतल नगर नागाड(प).~~

दुय्यम निबंधक, मुंबई
 बपिलाची मुतादमी करण्याबरोबर
 निबंधकाचे सर्व अधिकार बरकरार

१. *Prasanna*

२. *Prasanna*

१९१०/९०. ~~दुय्यम निबंधक, मुंबई~~

सदर दस्तावीर मिळकत वॉर्ड क्र... H.W. - 13.
मौजे... आहे. या दस्तावीर मिळकतीचे वा. भावाप्रमाण

मुल्यांकन केले असता दस्तात दर्शविलेली किंमत
वा. भाव किंमतीपेक्षा जास्त असून त्याच योग्य मु.
शु. व नो. फी भरलेली आहे.

दि. 20/2/2022 दुय्यम निबंधक मुंबई (उपनगर)

प्रतिज वंदना शाह

ही दस्तऐवजाचा कबुली जबाब देण्यास भारतीय
नोंदणी कायदा, 19/1906 चे कलम 38 अन्वये
बाधे नाहीत. सबब त्यांचे वावरीत नोंदणी
हाकारली.

दि. 20/2/2022

दुय्यम निबंधक, मुंबई



बबज 363/86

नोंदणी
तारीख : 22/2/2022

दुय्यम निबंधक, मुंबई
अपिलाची सुनावणी करणाऱ्या
निबंधकाचे हवं अधिकार नसणे