

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

४५५३/४०२४०००
दस्तावेजाचा अर्जाचा अनुक्रमांक

दिनांक २९/१२/२००७ सन १९

दस्तावेजाचा प्रकार- शाहवात फी ४००००/-

सादर करणाराचे नाव- श्री यशवंत बाबू शाह

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा सापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

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मु.श. ४००००/-
२९/१२/०७ ४०२४०००

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दस्तावेज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

सह.

सा. अ. यशवंत शाह, येईल.

मु.श.

मु.श. जिल्हा

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

+

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003

STAMP DUTY

HERINA

SPECIAL ADHESIVE

Rs. 0008480

15.12.2000

281986

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INDIA

MAHARASHTRA

Rs Eight thousand four hundred only

Subh.
DIRECTOR OF STAMPS
MUMBAI

बदर--/३
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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Mumbai on this 16th day of December, 2000 BETWEEN SMT. THANKAM, a Hindu, adult, Indian Inhabitant, hereinafter called **SELLER/TRANSFEROR** (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **FIRST PART** and **SMT. SEJAL DHARMESH SHAH AND MR. DHARMESH NAVALCHAND SHAH**, both Hindus, Adults, Indian Inhabitants of Mumbai, residing at

V. Shrinivas

1
V. Shrinivas

Sejal - D. Shah
Dharmesh N. Shah

1993-13
8/2/92
2000

105/106, Mahavir Apartment, Sarvodaya Parshwanath
Nagar, Nahur Road, Mulund (West), Mumbai - 400 080,
hereinafter called the **PURCHASERS/TRANSFEREES** (which
expression and term shall unless it is repugnant to
the context or meaning thereof shall mean and include
their heirs, executors, administrators and assigns) of

the **SECOND PART.**

WHEREAS the Transferor is seized and possessed of
otherwise well and sufficiently entitled to 371
ft. Super Built-up area of Flat bearing No.202 on
the 2nd Floor of the building known as "**MAHAVIR
APARTMENT**" (hereinafter for the sake of brevity
referred to as "**THE SAID PREMISES**") situate at
Sarvodaya Parshwanath Nagar, Nahur, Mulund (West),
Mumbai - 400 080 and belonging to **MAHAVIR CO-OPERATIVE
HOUSING SOCIETY LIMITED**, bearing No. BOM/WT/HSB/TC/
8493/96-97 dated 25.9.1996 under the Maharashtra Co-
operative Societies Act 1960, (hereinafter for the sake
of brevity referred to as "**SAID SOCIETY**").

AND WHEREAS the Transferor is duly shown in the
records of the Society as the holder of Shares of
Rs.250/- (5 shares of Rs.50/- each) being member's
Certificate No.6 and shares bearing Nos. 0026 to 0030
of the said society (hereinafter for the brevity's sake

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referred to as the "SAID SHARES") and being a member and shareholders and in occupation of the Said Premises.

AND WHEREAS the Transferor desires to sell, assign, Transferor and convey his said premises.

AND WHEREAS the Transferees are in need of a residential premises and they expressed their desire to purchase and acquire the said premises.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. That the Transferor shall sell and the Transferees shall purchase and acquire from the Transferor the said premises together with all the right, and privileges of flat owner in respect of the said flat and together with all the rights and benefits of the shares, land value etc. at or for lumpsum price of Rs.4,91,000/- (Rupees Four Lacs Ninety One Thousand only).
2. That the Transferees shall pay to the Transferor the total consideration price of the said premises for a sum of Rs.4,91,000/- (Rupees Four Lacs Ninety One Thousand only).

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Sejal D. Sheth

Dharmesh N. Sheth



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a. If Transferees fail to pay the said amount of Rs.4,91,000/- (Rupees Four lacs Ninety One Thousand only) on or before 30.12.2000 then they will be liable to pay with 2% interest per month for delay payment to the Transferor.

b. The Transferor has agreed to handover quite, vacant and peaceful possession of the said flat to the Transferees against payment upto 30th December, 2000.

3. That the Transferor do hereby covenant with and indemnify that the Transferees shall henceforth quietly and peacefully possess, occupy and enjoy the said premises without any let, hindrance, denial, suit, claim, demand, interruption or eviction lawfully or equitably claiming through under or in trust for the Transferor.

4. That the Transferor shall be liable for his share of taxes, outgoings and society's charges in respect of the said premises due or accrued upto 30th December, 2000 and the same shall thereafter viz, from 1st January 2001, be payable by the Transferees.

V. S. Bhatnagar 4

Sejal-D. Sheth

Dharmesh

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year 1992
2000

5. That the Transferees has heirs, successors and assigns shall be entitled to have and hold the possession, occupation and use of the said premises and the said share forever without any claim, charge, right, interest, demand or lien of the Transferor subject to payment by the Transferees of all taxes, assessments, charges, duties or calls which may now be made by the society, Govt. revenue or local authorities due from the 1st January 2001 in respect of the said premises.

6. That the Transferees do hereby covenant with the Transferor that they will also become a member of the said society and shall abide by the rules and regulations and the bye-laws of the Said Society on admission as a member thereof and that the Transferees further agree and undertake to pay, perform and discharge all calls, demands, contributions, duties and obligations which the said society may lawfully and reasonably hereinafter make in respect of the said premises on the TRANSFEREES as a member of the Said Society.

V. श्रीधरजी 5
Sajid-D. Sheikh
Dharmesh n. Shah

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yeor Epr
2000

7. That the Transferor hereby state and declare that he has not done any act or deed or commissions or commissions which may come in their way in transferring and assigning the aforesaid premises and the said shares to the Transferees and that they have good right, title and interest to transfer and assign the same as aforesaid.

8. That the Transferor shall sign all the applications for transfer of the shares, electric deposits and other deposits, if any, and admission of the Transferees as a member of the society and transfer form as required by the bye-laws of the said society and shall deliver the share certificate and incidental membership right unto and to the same of the Transferees.

9. That the Transferor and the Transferees agree to bear the Transfer Fees that will be levied by the society for the purpose of transferring the said premises in favour of the Transferees, in equal proportion i.e. 50% by each party.

10. That the Transferor shall handover to the Transferees original share certificate in respect of the said premises on execution of this agreement.

V. H. D. ⁶

Sejal D. Sheth

Pharmaceuticals



₹ २०००/-
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11. The Stamp Duty, if applicable under the new amended Bombay Stamp Act for this premises shall be borne and paid by the Transferees only and they will also bear the cost of the Registration charges.

12. That this agreement is to be treated as agreement for specific performance and either party has right to approach the Court of Law for specific performance of this agreement.

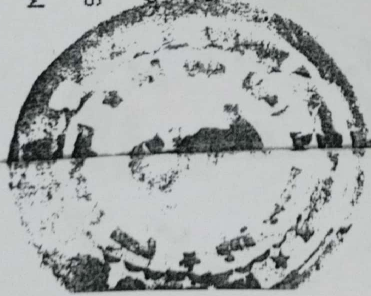
13. After the receipt of full and final payment the Transferor shall deliver to the Transferees original agreement and all receipt documents, papers, vouchers and certificates pertaining to the said premises and receipts for share money.

14. The said premises and the said shares are not affected by any Insolvency or Insolvency proceedings or any prohibitory orders from Income Tax Department or any other taxation authority restraining the Transfer.



V. Shri Prakash D. 7
Sejal D. Sheth
Sheth Prakash D. Sheth


बदल-३
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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
Flat bearing No.202 admeasuring about 371 sq.ft.
Super Built-up area on the 2nd Floor of the Building known as Mahavir Apartments, Constructed in the year 1985 consisting of ground plus Six Floors situated on piece and parcel of free land hold situate and lying at Sarvodaya Parshwanath Nagar, Nahur Village, Mulund (W), Mumbai - 400 080, being Paradi No. 1 and 6 and City Survey Nos. 644/1, 2, 3, 647, 647/1 to 2, 648, 648/1, 649, 650, 651, 652, 653, 654, 654/1 to 3, 655, 655/1, 656, 657, 658/1, 4, 5, 6, 11, Taluka Kurla, District Mumbai, Sub-District Mumbai within the limits of "T" Ward and coming under T/3 M.V. Zone.



IN WITNESS WHEREOF the parties hereto set have hereunto set and subscribed their respective hands and seals the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEROR") V. SHIRKAR
MRS V. ARUL THANKAM)
in the presence of)
1. )
2. )
SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEREES") Sejal. D. Shah
SMT. SEJAL DHARMESH SHAH AND)
MR. DHARMESH NAVALCHAND SHAH) Dharmesh N. Shah
in the presence of)

1. Rajendra. N. Shah
2. Jayant F. Joshi 

8
V. SHIRKAR
Sejal. D. Shah
Dharmesh N. Shah

बदर-13
Sejal Shah
2000

RECEIPT

RECEIVED from SMT. SEJAL DHARMESH SHAH AND MR.

DHARMESH NAVALCHAND SHAH the sum of Rs.4,91,000/-

(Rupees Four Lacs Ninety One Thousand only) details of

which are given below :

CH. NO.	DATE	NAME OF THE BANK	AMOUNT
694211	14.12.2000	Mandvi Co-op.Bank Ltd. Mulund SP Nagar Br.	3,00,000/-
703976	14.12.2000	---- do ----	1,91,000/-
Total Rs.			4,91,000/-

being the full and final payment of Flat No.202,

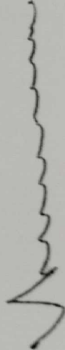
Mahavir Apartment, 2nd Floor, Sarvodaya Parshwanath

Nagar, Nahur, Mulund (W), Mumbai - 400 080.

I SAY RECEIVED
Rs. 4,91,000/-



WITNESS :

1.  (SHRI. V.ARUL THANKAM)
TRANSFEROR

2. 

V. Shrinivas 9

Sejal-D. Shah
Dharmesh N. Shah

941-31 Seal - ... काठिन शमो पी मिळली

MAHAVIR MULUND CO-OPERATIVE HSG. SOC. LTD.

(Reg. No. BOM/WT/HSG/TC/8493 Dt. 25-9-1996)

Mahavir Apartments, S.P. Nagar, Nahur Road, Mulund (W), Mumbai - 400 080

बंदर-1/2
800790/2
2000

Date 16-12-2000



This is to certify that area floor of Mahavir No 202 on the second floor of Mulund co-op Housing Society and Square feet Super Built up and construction of the

is 371 that the year of

1985.

Building is for the purpose of paying Stamp Duty and Registration

FOR MAHAVIR MULUND CO-OPERATIVE HSG. SOC. LTD..

(Signature)

CHAIRMAN

SECRETARY

अनुक्रम नंबर १५१-३/२६०२२०००
 सत्र २०१९-२०२० ये दिनांक सहीनासील
 ...तारखेत १९/०९/२०१९ व १२/१०/२०१९
 राज्याचे वसत्यात सह दुय्यम निबंधक,
 इलाहाबाद (बिचूर) कार्यालयात होजर केला.

P Dharmesh N. Shukla
 बंदर-१/३
 २६०२१९१९
 २०१९

स. दुय्यम निबंधक, मुंबई
 मुंबई उपनगर जिल्हा

श्री. शिंदे की, कारुण्य थकान वध ५५ वषे रूढिणी
 २०२-२६०२२००० अपाईचे संशोधन पाठ्यक्रमाचे
 २०१९, शुद्ध ५० शु. ५०.

२०१९, शुद्ध ५० शु. ५०.
 १०५, १०६ शिंदेचे अपाईचे संशोधन
 पाठ्यक्रमाचे - २०१९, शुद्ध ५० शु. ५०.

...
 साक्षात्कार आदेश
 साक्षात्कार करणारा

१) V. Sharmesh N. Shukla
 २) Dharmesh N. Shukla

३) श्री. की. सुप्रभाकर वध ३५ वषे व्यापार
 २०१९, शुद्ध ५० शु. ५०.
 २०१९, शुद्ध ५० शु. ५०.

४) श्री. शिंदे वध ५३ वषे व्यापार
 २०१९, शुद्ध ५० शु. ५०.
 २०१९, शुद्ध ५० शु. ५०.

हे दोघे वरील दस्तऐवज करून देणाऱ्यास कोठखत असल्याचे सांगतात व त्याची कोळख देतात.

स. दुय्यम निबंधक, मुंबई
 मुंबई उपनगर जिल्हा

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 २५/२०००

कमि-बोर्ड शि.श. २१६- १००९- २९ मधील
 १- १०५ (१०९ मधील) अर्जा. खर्चाचा मजुरी
 मजुरी (५) रु - ६०

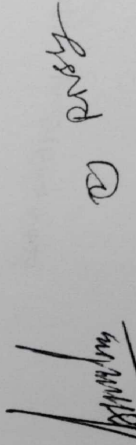
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..... दस्तावेज करून देता
 स्याकथित... दस्तऐवज
 करून घ्यावे कडुल करतात,
 Sejuk D. Shukh

- १) रु. ५५ विधानसभे - व्यापार
 २१. ४१९८ वेवणी पार्क की. मजुरी मजुरी
 मजुरी (५) रु - ६०
- २) रु. १०५ शि.श. २१६- व्यापार
 २१- १०५ (१०९ मधील) अर्जा. खर्चाचा मजुरी
 मजुरी (५) रु - ६०

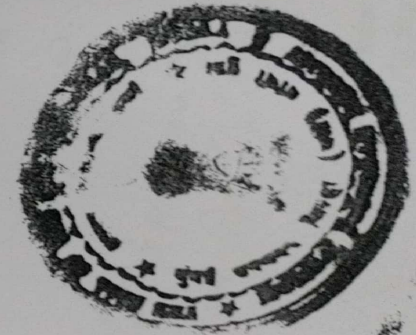
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 व त्याची कोळख देतात.

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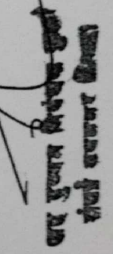
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सह. दुग्धस निबंधक, कुर्ली
 मुंबई उपनगर जिल्हा

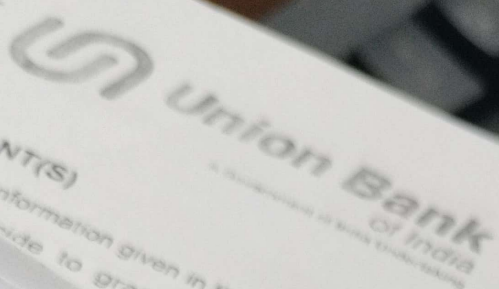
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३/४८०२/२०००
 दुग्धस निबंधक, कुर्ली
 दिनांक २६/३/२००७


 सह. दुग्धस निबंधक-कुर्ली
 मुंबई उपनगर जिल्हा

यूनियन बैंक
एनएचएल
UNION BANK OF INDIA



DECLARATION BY APPLICANT(S)

I/we declare that the particulars and information given in the application form or true, correct and they shall form the basis of any loan Union Bank of India has granted to me/us. I/we confirm that I/we have no insolvency proceedings against me/us. I/we have read the brochure and further confirm that I/we have agreed to pay the monthly instalment comprising principal and interest is as follows:

961928000/-
Dharmesh
Dhairya D'Shah