

पावती

Original/Duplicate

Thursday, February 02, 2017  
1:09 PM

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 1173

गावाचे नाव: मोगरा  
दस्तऐवजाचा अनुक्रमांक: वदर9-1058-2017  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: हेमाली अमृतलाल खाखरीया

4<sup>th</sup> Agreement.  
Current owner.

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 680.00
पृष्ठांची संख्या: 34	
एकूण:	रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:27 PM ह्या वेळेस मिळेल.

सह. वु. नि. अंघेरी 3

सह. दुय्यम निबंधक, अंघेरी क्र. 3,  
पुंढई उपनगर जिल्हा.

बाजार मूल्य: रु. 2445500 /-  
मोबदला रु. 3400000 /-  
भरलेले मुद्रांक शुल्क: रु. 170000 /-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000 /-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008164238201617S दिनांक: 02/02/2017  
बँकेचे नाव व पत्ता: Panjab National Bank  
2) देयकाचा प्रकार: By Cash रकम: रु. 680 /-

Hemalika

REGISTERED ORIGINAL DOCUMENT

DELIVERED TO:

FEB 2 2017



मूल्यांकन पत्रक ( शहरी क्षेत्र - बाधीव )		02 February 2017, 01:05:20 PM	
Valuation ID	201702021184		
वदर			
मूल्यांकनाचे वर्ष	2016		
जिल्हा	मुंबई(उपनगर)		
मूल्य विभाग	46-मोगरा ( अंधरी )		
उप मूल्य विभाग	46-22*भुभाग उन्तरेस गावाची हद्द पुर्वेस व दक्षिणेस शेरें पंजाब कॉलनीचे पश्चिमेकडील दक्षिणेत्तर 18.30 मि.रूद वि.यो रस्ता व पश्चिमेस द्रुतगती मार्ग.		
सदर्न नंबर व न मू क्रमांक	सि टी एम नंबर#339		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक
खुली जमीन	निवासी सदनिका	137700	148200
58400	115700		115700
मोजमापनाचे एकक चौरस मीटर			
<b>बाधीव क्षेत्राची माहिती</b>			
मिळकतीचे क्षेत्र	20.13 चौरस मीटर	मिळकतीचा वापर	निवासी सदनिका
बांधकामाचे वर्गीकरण	1-आर सी	मिळकतीचे वय	0 TO 2वर्ष
उदववाहन सुविधा	आहे	मजला	5th floor To 10th floor
मजला जिहाय घट वाढ		- 105% apply to rate- Rs.121485/-	
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार नविन दर )- खुल्या जमिनीचा दर )			
= ( ( (121485-58400) * (100 / 100 ) ) - 58400 )			
= Rs.121485/-			
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
= 121485 * 20.13			
= Rs.2445493.05/-			
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅगॅनईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + बंदित वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य			
= A + B + C + D + E + F + G + H			
= 2445493.05 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
= Rs.2445493.05/-			

Home Print



वदर-९	
पुस्तक क्र.१	9046938
२०१७	

Data of ESBTR for GRN MH0081642382016175  
 Bank - PUNJAB NATIONAL BANK

Bank/Branch : KHAR  
 Pmt Txn Id : 020217M100091 Stationary No : 14098478312407  
 Pmt DTime : 02/02/2017 10:47:59 Print DTime : 02/02/2017 11:44:43  
 ChallanIdNo : 03006172017020150537  
 District : 7101/MUMBAI  
 Amount : 2000000.00  
 Office Name : MUMBAI (BDR9)  
 DATE : 02/02/2017 (IS)-378-1058  
 IGR:128(BDR9) SUB REGISTRAR

**DE FACED FOR RS: 2000000.00**

Article : B25  
 Prop Mvblty : Immovable  
 Prop Descr : FLAT NO 66/A 6TH FLOOR A WING, BUILDING NO 7, SALSETTE BUILD. NO 7 CHSL OLD  
 : PUMP HOUSE ANDHERI EAST MUM. Maharashtra  
 : 400093  
 Duty Payer : PAN-AUVPKS180E HEMALI AMRUTLAL KHAKHRIYA AND OTHER  
 Other Party : PAN-AQVPS4913P RAKSHA VIPUL SHAH  
 Bank Scroll No : --  
 Bank Scroll Date : --  
 RBI Credit Date : --  
 Mobile Number : 00000000000

**Only for verification-not to be printed and used**



बदल-२	२
ग्रहण २०१८	२/३४
दि. २	२०१७

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुद्रांकन अधिनियम २०१६-१७

1. रस्ताचा प्रकार : करिड चौका अनुबंध क्रमांक २५(ब)
2. सादरकर्त्याचे नाव : रुपाली अमरावती खाखारिया
3. तालुका : मुंबई / शेरीश / कोशेली / कुला
4. गावाचे नाव : अमरा
5. नगरपालिका क्रमांक/शहर/ग्राम/अतिम मुद्रांक क्रमांक : ३३९, ३४१ (५७७७)
6. मूल्या दरविभाग (ओन) : ४६ उपविभाग २२७
7. भिलकरीचा प्रकार :- खुली जमीन पिदासी कायदास दुकान औद्योगिक  
मति नों. नं. : ५८४००/११५१००/-
8. दस्तावेज नमुद केलेल्या भिलकरीचे क्षेत्रांक : २०.१३ कारवेड/ विलट अथ चौ.मोटर/भूक
9. कार्याक्रियेची नसणी : नसणी मोटरगाडी
10. नजला क्रमांक : अहोबा अमरा उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष : — धर्मा
12. गोंयकानाचा प्रकार : आरक्षणरी / इतर परतक / अर्थ परतके / कर्तव
13. काजरमुलावर कलमबरील मातृशक्ति सुपना १६ १९ व्यापारे विलेनी पट / वाड
14. भाडेकरू व्याप्त भिलकत अवस्थान : १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : —  
२. नवीन इमारतीचे विलेनी क्षेत्र : —  
३. भाड्याची रक्कम : —
15. लिंक अन्वय तापसन्तवा दरतः १. प्रतिमाह भाडे रक्कम : —  
निवासी / अनिवासी २. अनामत रक्कम / आगाव भाडे : —  
२५,४५,५००/-  
२५,००,०००/-
16. विधित केलेले बाजारमुला : —
17. कल्याणचे दर्शविलेली मोजदला : २०.१३ X ११५ x १०० X १.०५ = २५४५५९३
18. देय मुद्रांक शुल्क : १,७०,०००/- भरलेले मुद्रांक शुल्क : १,७०,०००/-
19. देय नोंदणी फी : ३०,०००/-



मुद्रांक क्र. १	मुद्रांक क्र. २	मुद्रांक क्र. ३	मुद्रांक क्र. ४
२०१६	३	३४	

साह दुय्यम निबंधक  
साह. दुय्यम निबंधक अथरी क्र. ३,  
*[Signature]*

भारत शासन  
GOVERNMENT OF MAHARASHTRA  
ई-सुरक्षित बैंक व कोषागार पत्राची

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14098478312407

Bank/Branch: PNB/KHAR(6629)  
Pmt Txn Id : 020217M100091  
Pmt DtTime : 02-02-2017@10:47:59  
ChallanIdNo: 03006172017020150537  
District : 7101/MUMBAI

Stationery No: 14098478312407  
Print DtTime: 02-02-2017@11:44:43  
GRAS GRN : MH008164238201617S  
Office Name : IGR188/BDR9\_ANDHERI NO 3

StdDuty Schm: 0030045501-75/Sale of Other Nonjudicial Stamps Sos  
StdDuty Amt : R 1,70,000/- (Rs One, Seven Zero, Zero Zero Zero only)  
RgnFee Schm: 0030063301-70/Ordinary Collections IGR  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment  
Prop Mvblty: Immovable  
Prop Descr : FLAT NO 66/A 6TH, FLOOR A WING, BUILDING NO 7, SALSETTE BUILDNO 7 CHSL  
O/PUMP HOUSE, ANDHERI EAST MUM, Maharashtra  
Consideration: R 34,00,000/-

Duty Payer: (PAN-AUVPK5180E) HEMALI AMRUTLAL KHAKHRIYA AND OTHER  
Other Party: (PAN-AQVPS4913P) RAKSHA VIPUL SHAH

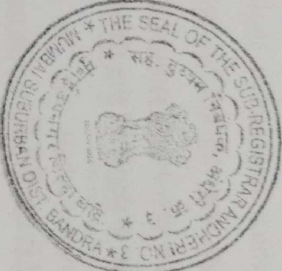
Bank official1 Name & Signature  
*[Signature]*  
Bank official2 Name & Signature  
39377



Please write below this line

*Hemali*  
Hemali Amrutlal Khakhriya  
Raksha Vipul Shah

बंदर-२	१/३४
२०१७	



सिद्ध-२	
क्रमांक श्री. १	१०५८ १०३४
	२०१९

AGREEMENT FOR SALE

शुद्ध  
A

THIS AGREEMENT FOR SALE is made and executed at Mumbai this 2<sup>nd</sup> day of February in the Christian Year Two Thousand and Seventeen

Between

सुश्री. अ. चि. चि. २०१९

RAKSHA VIPUL SHAH NEE MRS. RAKSHABEN VIPUL SHAH, Indian Inhabitant, residing at 118/9, Bunny Home Society, Shere-e-Punjab, Mahakali Caves Road, Andheri (East), Mumbai 400 093, hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the One Part:

शुद्ध  
B

सुश्री. अ. चि. चि. २०१९

And

(1) HEMALI AMRUTLAL KHAKHRIYA AND (2) MRS. INDUMATI AMRUTLAL KHAKHRIYA, both adults, Indian inhabitants, residing at 130, Mohamadi Manzil, First Floor, Fifth Road, Old Khar (West), Mumbai 400 052, hereinafter collectively called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include survivor of them and the heirs, executors and administrators of such last survivor or her assigns) of the Other Part:

**WHEREAS:**

(a) by an Agreement For Sale made at Mumbai on 21<sup>st</sup> December, 2002 duly registered under Serial No. BDR-4/1877 of 2003 with Sub Registrar Andheri No. 2 MSD (Bandra) on 24<sup>th</sup> October, 2003 between Persepolis Construction Company Private Limited, therein called "the Developer" of the one part and (i) Mahadev Vishram Kesarkar and (ii) Anant Mahadev Kesarkar therein called "the Flat Purchasers" of the other part, the former agreed to sell and latter agreed to purchase and acquire from the former a Flat bearing No. 66/A ("said Flat") admeasuring 180.51 sq. ft carpet equivalent to 155.71 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the Sixth Floor in "A" wing of the Building No. 7 on plot bearing CTS Nos. 339, 341 (1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai-400 093 at or for the price and upon the terms and conditions therein mentioned;

(b) by a Deed of Transfer made at Mumbai on 17<sup>th</sup> July, 2006 duly registered under Serial No. BDR-1/6026 of 2006 with Sub Registrar Andheri No. 1 MSD (Bandra) on 18<sup>th</sup> July, 2006 between (i) Mahadev Vishram Kesarkar and (ii) Anant Mahadev Kesarkar therein called



क्रमांक	१०५८	२३४
दिनांक	२०१७	

Handwritten signatures and notes in Marathi, including 'महेश' and 'अनंत'.

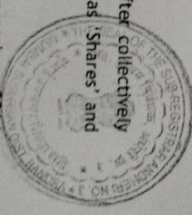
"the Transferors" of the One Part and Tejshi Lalji Gada therein called "the Transferee" of the Other Part, the former sold and transferred and the latter purchased and acquired from the former the said Flat at or for the price and upon the terms and conditions therein mentioned;

(c) the various purchasers of the premises in the building numbered as 7 formed and registered a Co-operative Society called "Salsette Building No. 7 Co-operative Housing Society Limited" ("said Society") under the provisions of the Maharashtra Co-operative Societies Act, 1960 under No. MUM/WKE/HSG/TC/15059 of 2011 dated 8<sup>th</sup> November, 2011 having its registered office at CTS No. 339, 341 (1 to 7), 388, Village Mogra, Jijamata Road, Pump House, Andheri (East), Mumbai 400 093;

(d) the said Society on its registration issued unto and in favour of the Tejshi Lalji Gada five shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs. 50/- in all aggregating to Rs. 250/- vide Share Certificate No. 065 on 26<sup>th</sup> January, 2012 (hereinafter briefly referred to as "the said Shares");

(e) the said Shares and the said Flat are hereinafter collectively referred to as "the said premises" and individually as 'Shares' and 'Flat' wherever the context so requires;

(f) by a Deed of Gift made at Mumbai on 11<sup>th</sup> December, 2014 duly registered under Serial No. BDR-9/9401 of 2014 with Sub Registrar Andheri No. 3 MSD (Bandra) on 12<sup>th</sup> December, 2014 between Tejshi Lalji Gada therein called "the Donor" of the One Part and the Vendor herein therein called "the Donee" of the Other Part, the former out of natural love and affection granted by way of gift unto and in favour of the Vendor herein his absolute right, title and interest in respect of the said premises;



क्रमांक	१०५८	२३४
दिनांक	२०१७	

Handwritten signatures and notes in Marathi, including 'महेश' and 'अनंत'.

(g) the said Society transferred the said Share Certificate in the name of the Vendor herein as evidenced by the entry dated 30<sup>th</sup> March, 2015 made on the reverse of the Share Certificate i.e. on the Memorandum of Transfer by the said society and as such the Vendor herein is the registered holder of the said shares and the member of the said Society and holding species thereof namely the said Flat;

(h) by Leave and License Agreement made at Mumbai on 2<sup>nd</sup> January, 2017 ("said Leave and License Agreement"), duly registered under Serial No. 22 of 2017 with Joint Sub Registrar Andheri No. 7 on 3<sup>rd</sup> January, 2017 between the Vendor herein therein referred to as "the Licensor" of the One Part and Laduram Devchand therein and hereinafter referred to as "the Licensee" of the other part, the Vendor herein granted license unto and in favour of the latter to use and occupy the said Flat for 11 months commencing from 1<sup>st</sup> January, 2017 ending with 30<sup>th</sup> November, 2017 at or for the monthly license fee of Rs. 8,500/- (Rupees Eight Thousand Five Hundred Only) and upon the terms and conditions therein mentioned. The said Laduram Devchand has deposited with the Vendor herein a sum of Rs. 50,000/- (Rupees Fifty Thousand Only) as refundable interest free security deposit. In the circumstances, at the time of completion of sale the Vendor will transfer the Security Deposit of Rs. 50,000/- (Rupees Fifty Only) to the Purchasers herein and the terms and conditions of the said Leave and License Agreement shall be binding upon the Licensee who will be required to fulfill the terms, conditions and obligations unto and in favour of the Purchasers who will step into the shoes of the Vendor herein;

(i) the Vendor as such are seized and possessed of and well and sufficiently entitled to five fully paid up shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 issued by Saisette Building

2017	30	1	2017
30	1	2017	30

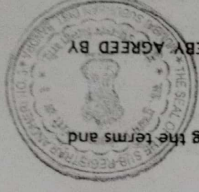
Original of witness  
[Signature]

No. 7 Co-operative Housing Society Limited and incidental thereto a Flat bearing No. 66/A admeasuring 180.51 sq. ft carpet equivalent to 16.77 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the sixth Floor in 'A' Wing of the Building No. 7 belonging to the said Saisette Building No. 7 Co-operative Housing Society Limited on plot bearing CTS Nos. 339, 341 (1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai 400 093;

(j) the Purchasers approached the Vendor and requested her to sell and transfer the said premises with all the rights, benefits and privileges attached thereto unto and in favour of the Purchasers free from all encumbrances to which the Vendor has agreed to;

(k) the Vendor has agreed to sell and the Purchasers have agreed to purchase the said Premises as joint tenants for a total consideration of Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only) payable by the Purchasers to the Vendor and on the terms and conditions hereinafter contained.

(l) the parties hereto are now desirous of reducing the terms and conditions in writing as hereinafter appearing:



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

1. The Vendor doth hereby declare that what is recited hereinabove as regards her right, title and interest in the said Premises shall be treated as declarations and representations on her part as if the same are recited herein in verbatim and form part of this clause. The Vendor doth hereby confirm that the Purchasers have agreed to purchase the said Premises relying upon the declarations and representations made by the Vendor.

2017	30	1	2017
30	1	2017	30

Original of witness  
[Signature]



0202	8.8	93
907	42	32
6-223		

12/2/2011-22-11-2011  
 12/2/2011-22-11-2011

2. The Vendor doth hereby agree to sell and transfer and the Purchasers hereby agree to purchase and acquire from the Vendor 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 issued by Saisette Building No. 7 Co-operative Housing Society Limited and incidental thereto a Flat bearing No. 66/A admeasuring 180.51 sq. ft carpet equivalent to 16.77 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the Sixth Floor in 'A' Wing of the Building No. 7 belonging to the said Saisette Building No. 7 Co-operative Housing Society Limited on plot bearing CTS Nos. 339, 341 (1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai 400 093 (hereinafter collectively referred to as "the said premises") and more particularly referred to in the Schedule hereunder written and all the rights and benefits acquired by the Vendor in the said Premises together with the benefits of sinking fund, if any and other amounts standing credited to the account of the Vendor in the books of the society for the total consideration of Rs. 34,00,000/- (Rupees Thirty Four Lacs Only) shall be paid by the Purchasers to the Vendor as under:

3. The aforesaid amount of Rs. 34,00,000/- (Rupees Thirty Four Lacs Only) shall be paid by the Purchasers to the Vendor as under:

(a) Rs. 8,00,000/- (Rupees Eight Lacs Only) paid by the Purchasers to the Vendor on or before the execution hereof more particularly referred to in the receipt clause (the payment and receipt whereof the Vendor doth hereby admit and acknowledge).

(b) Rs. 20,00,000/- (Rupees Twenty Lacs Only) payable by the Purchasers to the Vendor herein within 45 days from the date of execution of these presents by procuring loan from any Bank or Banks or from any financial institution or otherwise.



0202	8.8	93
907	42	32
6-223		

12/2/2011-22-11-2011  
 12/2/2011-22-11-2011

(c) Rs. 6,00,000/- (Rupees Six Lacs Only) being the balance consideration payable by the Purchasers to the Vendor herein within 45 days from the date of execution of these presents against the Vendor handing over the juridical possession of the said Premises to the Purchasers and against the Vendor executing the Sale/Transfer Deed/Joint Declaration and other deeds, documents and writing in favour of the Purchasers evidencing the transfer of the said Premises in favour of the Purchasers.

In the event the balance consideration is not paid by the Purchasers to the Vendor within 45 days from the date of the execution of these presents, in that event, the Vendor will extend further period of 45 days subject to the condition that the Purchasers will be liable to pay interest at the rate of 12% p.a. on the balance consideration. It is further provided that for any reasons whatsoever if the Purchasers fail to complete the sale in respect of the said premises, in that event, the sum of Rs. 50,000/- (Rupees Fifty Thousand Only) will stand forfeited and the Vendor will be liable to refund the balance amount to the Purchasers.

4. The Vendor declares that:

(a) she alone is the absolute owner of the said Premises including right, title or interest in the said Premises and the said Premises is free from all encumbrances (save and except the said Leave and License Agreement);

(b) the said Premises is not subject to any charge, encumbrance, liability, litigation, adverse claim or lispendens and prior to the execution hereof she has not entered into any Agreement for Sale, Lease, further Leave and Licence, Tenancy, mortgage or otherwise



in respect of the said Premises (save and except the said Leave and License Agreement dated 2<sup>nd</sup> January, 2017 referred to in recital (h));

(c) she will at the request and cost of the Purchasers whenever required do and execute or cause to be done and executed all such acts, deeds, things and documents for more perfectly assuring the said Premises; deposit money lying with the society and all the benefits attached thereto in favour of the Purchasers;

(d) the said Premises is not attached either before or after the judgment or at the instance of any Taxation Authorities or any Authorities and she has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off the said Premises and she is fully competent and entitled to sell the said Premises to the Purchasers;

(e) there are no proceedings pending in any Court of Law touching or affecting the said Premises;

(f) there are no insolvency proceedings pending or contemplated against her;

(g) that the title of the Vendor to the said premises is clear, marketable and free from all encumbrances (save and except the occupation by the Licensee under the said Leave and License Agreement) and that the Vendor has not procured any loan from any Bank or Banks including any Financial institutions or otherwise.

(h) On the completion of the Sale, the Vendor shall deliver all the original title deeds and muments of title to the Purchasers.



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१५/३४  
२०१७  
१५/३४  
२०१७

(i) The Vendor will obtain NOC from the Society for transfer of the said Premises in the names of the Purchasers herein.

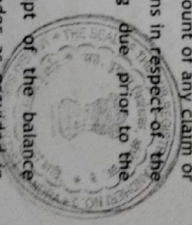
(j) the Vendor is not NRI.

(k) That the Vendor has granted Leave and License in respect of the said Flat No. 66/A unto and in favour of Laduram Devichand and at the time of completion of sale, the Purchasers will be entitled as the Owners of the said Flat to recover the monthly license fee to Rs. 8,500/- (Rupees Eight Thousand Five Hundred Only) from the said Laduram Devichand and will also be liable to refund the sum of Rs. 50,000/- (Rupees Fifty Thousand Only) being refundable interest free security deposit paid by him to the Vendor herein.

Relying upon the aforesaid declarations and representations of the Vendor and believing the same to be true and correct, the Purchasers have agreed to purchase the said Premises.

5. The Vendor agree to indemnify and keep the Purchasers indemnified, saved, defended and harmless against all claims, demands, actions, proceedings, costs and expenses that the Purchasers may suffer or incur directly on account of any claim or demand made or raised by any person or persons in respect of the said Premises on account of any claim falling due prior to the date of completion of sale.

6. The sale shall be completed on receipt of the balance consideration from the Purchasers by the Vendor as provided in clause 3(c) hereinabove and against the Vendor handing over the juridical possession of the said Premises to the Purchasers and the Vendor executing Joint Declaration/Deed of Transfer/Sale and further documents, if necessary for more perfectly transferring the right, title and interest in respect of the said Premises together



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१५/३४  
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with the benefits of the sinking fund or any other amount lying credited with the said Society in respect of the said Premises in favour of the Purchasers.

7. The Vendor at the time of completion of sale undertake to give all the forms duly signed and endorsed and undertake from time to time and at all times at the request and cost of the Purchasers to execute a Joint Declaration/Deed of Transfer/Sale and procure all other documents, deeds and writings whatsoever for the assurances in law and for better and more perfectly transferring the right, title and interest in the said Premises unto and in favour of the Purchasers.

8. At the time of completion of sale, the Vendor shall handover to the Purchasers the following documents:

8.1 The original Share Certificate No. 065.

8.2 The original Agreement For Sale made at Mumbai on 21<sup>st</sup> December, 2002 duly registered under Serial No. BDR-4/1877 of 2003 with Sub Registrar Andheri No. 2 MSD (Bandra) between Persepolis Construction Company Private Limited therein called "the Developer" of the one part and (i) Mahadev Vishram Kesarkar and (ii) Anand Mahadev Kesarkar therein called "the Flat Purchasers" of the other part

8.3 The original Deed of Transfer made at Mumbai on 17<sup>th</sup> July, 2006 duly registered under Serial No. BDR-1/6026 of 2006 with Sub Registrar Andheri No. 1 MSD (Bandra) on 18<sup>th</sup> July, 2006 between (i) Mahadev Vishram Kesarkar and (ii) Anant Mahadev Kesarkar therein called "the Transferors" of the One Part and Tejshri Lalji Gada therein called "the Transferee" of the Other Part



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8.4 The original Deed of Gift made at Mumbai on 11<sup>th</sup> December, 2014 duly registered under Serial No. BDR-9/9401 of 2014 with Sub Registrar Andheri No. 3 MSD (Bandra) on 12<sup>th</sup> December, 2014 between Tejshri Lalji Gada therein called "the Donor" of the One Part and the Vendor herein therein called "the Donee" of the Other Part

8.5 The original Leave and License Agreement made at Mumbai on 2<sup>nd</sup> January, 2017 duly registered under Serial No. 22 of 2017 with Joint Sub Registrar Andheri No. 7 on 3<sup>rd</sup> January, 2017 between the Vendor herein therein referred to as "the Licensor" of the One Part and Laduram Devichand therein and hereinafter referred to as "the Licensee" of the other part

8.6 All original muniments of title in respect of the said premises.

8.7 Transfer forms and other documents and writings as required under the Maharashtra Co-operative Societies Act, 1960, the Maharashtra Co-operative Societies Rules, 1961, and the bye-laws of the society for the effectual transfer of the said premises with all deposits in respect of the said premises to the names of the Purchasers.

8.8 Receipt of maintenance paid to the Society upto date;

8.9 Original electricity bill paid upto date;

8.10 A letter addressed to electric company requesting it to transfer the meters, records and deposits in respect of the said premises to the names of the Purchasers.



संख्या-२	१०५८	१६/३४
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9. On receipt of the balance consideration from the Purchasers by the Vendor as provided in clause 3(c) hereinabove, the Vendor covenant with the Purchasers that:-

i) the Vendor shall hand over the juridical possession of the said Premises and shall sell and transfer all her right, title and interest in respect of the said Premises together with the benefits of the deposit money, sinking fund or any other amount lying credited with the society in respect of the said Premises in favour of the Purchasers.

ii) It is further provided that on the completion of the sale and upon the Vendor handing over the juridical possession of the said Flat, the Vendor shall handover all the original title deeds and muniments of title in respect of the said Premises and the Vendor undertakes to give all the forms duly signed and endorsed and undertake from time to time and at all times hereafter at the request and cost of the Purchasers or their nominee/s, to do and execute or procure all documents and such deeds and writings whatsoever for the assurances in law and for better and more perfectly transferring the right, title and interest in the said Premises unto and in favour of the Purchasers.

iii) the Purchasers shall be entitled to have and to hold the said Premises unto and to the use and benefit of the Purchasers survivor of them) and the heirs, executors and administrators of such last survivor/ or her assigns without any claim, charge, interest or demand of the Vendor or any person or persons claiming by, from, under, through or in trust for the Vendor;

iv) the Purchasers shall be entitled to apply for the membership of the said society and for the transfer of the said Premises in their names from the name of the Vendor;



REGISTRATION NO.	907169236
DATE	2020

Handwritten signature and date: 20/11/2021

10. The Vendor shall pay all rates, taxes, assessments, monthly outgoings, society maintenance, electricity charges and all other dues in respect of the said Premises upto the date of completion of the sale. Thereafter, the Purchasers shall be liable to pay the same.

11. The Vendor shall at the cost of the Purchasers execute all other lawful assurances and deeds as may be required by the Purchasers at the time of the completion of sale of the said premises.

12. The Transfer charges/donation or any such amount by whatever name called payable to the said society for transfer of the said Premises from the name of the Vendor to the names of the Purchasers shall be borne and paid by the Vendor and Purchasers equally.

13. It is further agreed by the Vendor that upon the receipt of the balance payment as provided in clause 3(c), the parties hereto will execute a Joint Declaration confirming the receipt of the balance payment by the Vendor and upon such balance payment this Agreement For Sale will be construed as Deed of Sale unto and in favour of the Purchasers herein.

14. The Stamp Duty and Registration Charges on these presents shall be borne and paid by the Purchasers alone.

15. The Parties hereto are assessed to Income Tax under the following PAN NOS.:

Vendor:  
**RAKSHA VIPUL SHAH**  
 AQPVS4913P

Purchasers :  
 (1) **HEMALI AMRUTLAL KHAKHRIYA**  
 AUVPKS180E  
 (2) **MRS. INDUMATI AMRUTLAL KHAKHRIYA**  
 BFPVK2985R

REGISTRATION NO.	907169236
DATE	2020



Handwritten signature and date: 20/11/2021

16. The building of the Society consists of ground and seven upper floors having one elevator and the Executive Engineer Building Proposals (W.S.) H and K/East Ward has issued Occupation Certificate bearing no. CE/5557/WS/AK dated 3<sup>rd</sup> September, 1999.

17. All disputes under this Agreement are subject to the exclusive Jurisdiction of Courts of Mumbai only.

18. The copy of the (i) P. R. Card, (ii) Occupation Certificate, (iii) Share Certificate and (iv) PAN Cards are annexed hereto marked as ANNEXURE 'A', 'B', 'C' and 'D' respectively.

19. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) SINGULAR shall include PLURAL and vice versa and (b) MASCULINE shall include FEMINE and vice versa.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT five fully paid up shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 issued by Salsette Building No. 7 Co-operative Housing Society Limited and incidental thereto a Flat bearing No. 66/A admeasuring 180.51 sq. ft carpet equivalent to 16.77 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the Sixth Floor in 'A' Wing of the Building No. 7 belonging to the said Salsette Building No. 7 Co-operative Housing Society Limited on plot bearing CTS Nos. 339, 341 (1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai 400 093 within the Registration District and Sub-District of Mumbai Suburban and Andheri (Bandra).



REG-8	904L	29/38
BR. 8		
2028		

Handwritten signature and date: 29/3/21

SIGNED AND DELIVERED by the  
Withnamed Vendor  
RAKSHA VIPUL SHAH  
NEE MRS. RAKSHABEN VIPUL SHAH



Photograph and Left Thumb Impression  
in the presence of

SIGNED AND DELIVERED by the  
Withnamed Purchasers  
(1) HEMALI AMRUTLAL KHAKHRIYA



Photograph and Left Thumb Impression

(2) MRS. INDUMATI AMRUTLAL KHAKHRIYA



Photograph and Left Thumb Impression

Nos. 1 and 2 in the presence of

Handwritten signature and date: 29/3/21

Signature

Signature

Signature



REG-8	904L	29/38
BR. 8		
2028		

Annexure B

Municipal Corporation of Greater Mumbai.

No. CE/5557/WS/AK of 3 SEP 1999

Ex. Engineer Bldg. Proposal (W.S.)  
H. and - K Wards.  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai-400 050

OCCUPANCY CERTIFICATE.

TO  
Shri/s. Salsette Parsi  
Association, A Owner,  
Chateau Windsor, V.N. Road,  
Mumbai 400 020.

Sub. :- Proposed bldg. No.7 of C.T.S. Nos. 339, 341(1 to 7)  
and 388 of Village Mogra, Andheri (East), Mumbai.

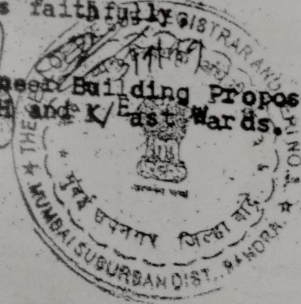
Sir,  
The full development work of building No.7 of plot  
bearing C.T.S. Nos. 339, 341, 341(1 to 7) and 388 situated at  
Jijamata Road, Pump House of Village Mogra, Andheri (East),  
completed under the supervision of Shri Shekar Arolkar, Licensed  
Architect/License No. CA/82/6814 may be occupied on the following  
conditions:-

- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three (3) months from the date of issue of occupants Cft.
- 2) This occupancy cft. is granted without prejudice to any action initiated under section 353-A/471 of B.M.C. Act.
- 3) To Submit Amalgamated P. R. C.

A set of certified completion plan is returned herewith.

Yours faithfully  
Executive Engineer Building Proposals  
(W.S.) H and K East Wards.

Ask/2.9.99.



बंदर-९			
पुस्तक क्र. १	१०१८	२६	३६
२०१७			

बंदर-९			
पुस्तक क्र. १	१०१९	१५	१८
२०१८			

Member's Register No. 65

Certificate No. 65

Certificate No. / 65

Member's Register No. / 65

**SALSETTE BUILDING NO.7  
CO-OPERATIVE HOUSING SOCIETY LIMITED**

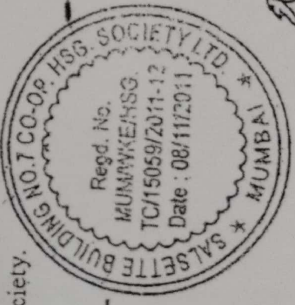
(REGN. NO. MUM / WKE / HSG / TC / 15059 / 2011 DATED 08-11-2011)  
C.T.S. No.339, 341 (1 to 7), 388, Village- Mogra, Jijamata Road, Pump House, Andheri (East), Mumbai - 400 093.  
AUTHORISED SHARE CAPITAL Rs.1,00,000/- DIVIDED INTO 2000 SHARES OF Rs.50/- EACH

**SHARE CERTIFICATE**

This is to Certify that Shri / Smt. Shri Tejshi Lajji Gada

(Flat No. 66/A)

is / are the registered holder of FIVE fully paid-up shares Numbered 321 to 325 (both inclusive) of Rs. 50/- each of this Society.



Rs. 250/-

Given under the Common Seal of  
**SALSETTE BUILDING NO.7 CO-OP. HSG. SOC. LTD.**  
This 26<sup>th</sup> day of January 2012

ATB - SEETU

Hon. Secretary

Appade

Chairman

Adurkar Chetan

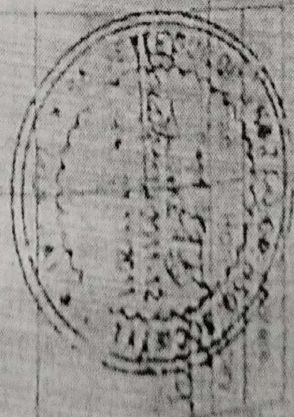
Committee Member

NOTE: NO TRANSFER OF SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE

बंदर-९		
क्र.सं.	9076	27/38
२०१०		

MEMORANDUM OF THE TRANSFER OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Register No. (Old)	To whom Transferred	Share Register No. (New)
20.03.2017		228	Mrs Rajeshwari Devi Shrin	2313



9046	28	38
2019		



over

Summary 1 (GoshwaraBhag-1)

गुस्वारा, 02 यंत्रवासी 2017 1:12 म.नं.

दस्तावेज नोंदवाचण भागा-1

वर्दर 9  
दस्ता क्रमांक: 1058/2017

दस्ता क्रमांक: वर्दर 9 /1058/2017

वाजोदर मुल्य: ₹. 24,45,500/-  
मोदरदना: ₹. 34,00,000/-

यदरनेने मुद्रांक शुल्क: ₹. 1,70,000/-

दु. नि. गदर. दु. नि. वर्दर 9 यांचे कार्यालयगत

पावती: 1173

पावती दिनांक: 02/02/2017

अ. क्र. 1058 वर्दर दि. 02-02-2017

सादरकरणाचें नाव: हेमन्ती अमृतलाल जावरीया

येजी 1:06 म.नं. वा. रत्नर केला.

नोंदणी की

₹. 30000.00

दस्ता शंताळणी की

₹. 680.00

मुद्रांची संख्या: 34

*Hemanti*

दस्ता रत्नर करणायाची मदी:

एकुण: 30680.00

*Hemanti*  
साह. दु. नि. अथवा 3  
साह. दु. नि. अथवा 3  
साह. दु. नि. अथवा 3

*Hemanti*  
साह. दु. नि. अथवा 3  
साह. दु. नि. अथवा 3  
साह. दु. नि. अथवा 3

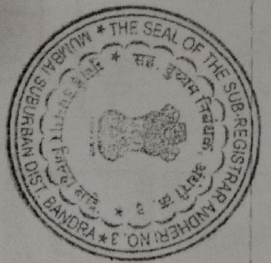
दस्ताचा प्रकार: करारनामा

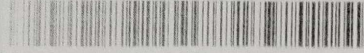
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-  
खंड (दीन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 02 / 02 / 2017 01 : 05 : 14 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 02 / 2017 01 : 07 : 29 PM ची वेळ: (की)

वर्दर-९  
क्र. ९ १०५८ ३३/३४  
२०१७





02/02/2017 1 12:26 PM

दस्त गोपवारा भाग-2

बदर 9  
दस्ता क्रमांक: 1058/2017

दस्ता क्रमांक: बदर9/1058/2017

दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	ना.ब.हेमांनी अमृतलाल खाखरीया पत्ता:सदनिका क्र 130, 1 ला मजला, मोहमदी मंझील, जुना खार पश्चिम,मुंबई, 5 वा रस्ता, डोंडा, MAHARASHTRA, MUMBAI, Non-Government. फोन नंबर:AUVPK5180E	लिहून घेणार वय :-31 स्वाक्षरी:- <i>Hemalika</i>		
2	ना.ब.इदुमती अमृतलाल खाखरीया पत्ता:सदनिका क्र 130, 1 ला मजला, मोहमदी मंझील, जुना खार पश्चिम,मुंबई, 5 वा रस्ता, डोंडा, MAHARASHTRA, MUMBAI, Non-Government. फोन नंबर:BFVVK2985R	लिहून घेणार वय :-63 स्वाक्षरी:- <i>इदुमती-अमृतलाल</i>		
3	ना.ब.रक्षा विपुल शाह उर्फ रक्षाबेन विपुल शाह पत्ता:सदनिका क्र 118/9, -, विनी होम सोसायटी, अंधेरी पूर्व,मुंबई, शेरे ए पंजाव,महाकाली केव्हज रोड, कःआकाळा ंट्टक, MAHARASHTRA, MUMBAI, Non-Government. फोन नंबर:AQVPS4913P	लिहून घेणार वय :-37 स्वाक्षरी:- <i>Rakha</i>		

वरील दस्ताऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्रा क्र.3 ची वेळ:02 / 02 / 2017 01 : 08 : 59 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	ना.ब.विलास - बाजे वय:33 पत्ता:व्ही एम रोड,विलेपार्ले पश्चिम,मुंबई पिन कोड:400056	 स्वाक्षरी	
2	ना.ब.अशोक - दळवी वय:53 पत्ता:व्ही एम रोड,विलेपार्ले पश्चिम,मुंबई पिन कोड:400056	 स्वाक्षरी	

बदर-९  
पुस्तक क्र.१ १०५८ ३४/३४  
२०१७

शिक्रा क्र.4 ची वेळ:02 / 02 / 2017 01 : 09 : 37 PM

शिक्रा क्र.5 ची वेळ:02 / 02 / 2017 01 : 10 : 03 PM नोंदणी पुस्तक 3 मध्ये

सह दुय्यम निबंधक अंधेरी क्र. ३,

EPayment Details



Sr.	Epayment Number
1	MH008164238201617S

Displacement Number  
0004505496201617

प्रमाणित करणेत येते की, या दस्तामध्ये एका...३४...पाने आहेत.

सह दुय्यम-निबंधक, अंधेरी क्र. ३,  
मुंबई उपनगर जिल्हा

बदर-९/१०५८/२०१७  
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.  
F-2 FEB 2017

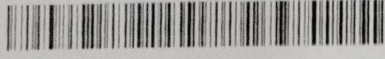
1058 /2017

सह. दुय्यम निबंधक, अंधेरी क्र. ३  
मुंबई उपनगर जिल्हा

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



02/02/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 3

दस्त क्रमांक : 1058/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) मोगरा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2445500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :मदनिका नं: 66/ए, माळा नं: 6 वा मजला,ए विंग,बिल्डिंग नं 7, इमारतीचे नाव: सॉलसेट बिल्डिंग नं 7 को ऑ हौ सो लि, ब्लॉक नं: अंधेरी पूर्व मुंबई 400093, रोड नं: ओल्ड पंप हाउस,ऑफ जिजामाता रोड( ( C.T.S. Number : 339,341 (1 TO 7) : ) )
(5) क्षेत्रफळ	1) 20.13 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:-रक्षा विपुल शाह उर्फ रक्षावेन विपुल शाह वय:-37; पत्ता:-मदनिका क्र 118/9, - विनी हॉम मोमायटी, अंधेरी पूर्व,मुंबई, शेरे ए पंजाब,महाकाली केव्हज रोड, क:आक्राळा ंईडक, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400093 पॅन नं:-AQVPS4913P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हेमाजी अमृतलाल खाखरीया वय:-31; पत्ता:-मदनिका क्र 130, 1 ला मजला, मोहमदी मंजील, जुना खार पश्चिम,मुंबई, 5 वा रस्ता, डांडा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400052 पॅन नं:-AUVPK5180E 2): नाव:-इंदुमती अमृतलाल खाखरीया वय:-63; पत्ता:-मदनिका क्र 130, 1 ला मजला, मोहमदी मंजील, जुना खार पश्चिम,मुंबई, 5 वा रस्ता, डांडा, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400052 पॅन नं:-BFVVK2985R
(9) दस्तऐवज करून दिल्याचा दिनांक	02/02/2017
(10)दस्त नोंदणी केल्याचा दिनांक	02/02/2017
(11)अनुक्रमांक,खंड व पृष्ठ	1058/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	170000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)थेरा	



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासौबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३  
मुंबई उपनगर जिल्हा.

Municipal Corporation of Greater Mumbai.

No. CE/5557/WS/AK of = 3 SEP 1999

OCCUPANCY CERTIFICATE.

TO  
SRI M/s. Salsette Parsi  
Association, A Owner,  
Chateau Windsor, V.N. Road,  
Mumbai 400 020.

Ex. Engineer Bldg. Proposal (W.S.)  
H. and - K Wards.  
Municipal Office, R. K. Patkar Marg  
Bandra (West), Mumbai-400 050

Sub. :- Proposed bldg. No. 7 of C. T. S. Nos. 339, 341 (1 to 7)  
and 388 of Village Mogra, Andheri (East), Mumbai.

Sir,  
The full development work of building No. 7 of plot  
bearing C. T. S. Nos. 339, 341, 341 (1 to 7) and 388 situated at  
Jijamata Road, Pump House of Village Mogra, Andheri (East),  
completed under the supervision of Sri Shekar Arolkar, licensed  
Architect/License No. CA/82/6814 may be occupied on the following  
conditions:-

- 1) That the Cft. under section 278-A of B. M. C. Act  
shall be obtained from H. E. and a certified true copy of the  
same shall be submitted to this office within three (3) months  
from the date of issue of occupants Cft.
- 2) This occupancy cft. is granted without prejudice  
to any action initiated under section 353-A/471 of B. M. C. Act.
- 3) To Submit Amalgamated P. R. C.

A set of certified completion plan is returned  
herewith.

Yours faithfully,

Executive Engineer Building Proposals  
(W.S. H. and K/ East Wards)

Ask/2.9.99.



बंद-२		
पुस्तक क्र. १	२४०९	१५१२
२०२६		

Without Prejudice  
For discussion purpose only  
First Draft dated 3/5/2024

Draft Agreement

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and executed at Mumbai this \_\_\_\_ day of \_\_\_\_\_ in the Christian Year Two Thousand and Twenty Four

*B e t w e e n*

HEMALI AMRUTLAL KHAKHRIYA, Indian Inhabitant, residing at 130, Mohamadi Manzil, First Floor, Fifth Road, Old Khar (West), Mumbai 400 052, hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors and administrators) of the One Part:

*A n d*

(1) VILAS RAMESH VAJE AND (2) ~~VASHNAVI VILAS VAJE~~, both Indian Inhabitants, residing at A/31, Ganesh Mitra Mandal, Raman Chawl, Nehru Nagar, Vileparle (West) Mumbai - 400056, hereinafter collectively called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators and assigns) of the Other Part:

### W H E R E A S:

(a) by an Agreement For Sale made at Mumbai on 21<sup>st</sup> December, 2002 duly registered under Serial No. BDR-4/1877 of 2003 with Sub Registrar Andheri No. 2 MSD (Bandra) on 24<sup>th</sup> October, 2003 between Perseplois Construction Company Private Limited, therein called "the Developer" of the one part and (i) Mahadev Vishram Kesarkar and (ii) Anand Mahadev Kesarkar therein called "the Flat Purchasers" of the other part, the former agreed to sell and latter agreed to purchase and acquire from the former a Flat bearing No. 66/A ("said Flat") admeasuring 180.51 sq. ft carpet equivalent to 16.77 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the Sixth Floor in 'A' Wing of the Building No. 7 on plot bearing CTS Nos. 339, 341



(1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai 400 093 at or for the price and upon the terms and conditions therein mentioned;

(b) by a Deed of Transfer made at Mumbai on 17<sup>th</sup> July, 2006 duly registered under Serial No. BDR-1/6026 of 2006 with Sub Registrar Andheri No. 1 MSD (Bandra) on 18<sup>th</sup> July, 2006 between (i) Mahadev Vishram Kesarkar and (ii) Anant Mahadev Kesarkar therein called "the Transferors" of the One Part and Tejshi Lalji Gada therein called "the Transferee" of the Other Part, the former sold and transferred and the latter purchased and acquired from the former the said Flat at or for the price and upon the terms and conditions therein mentioned;

(c) the various purchasers of the premises in the building numbered as 7 formed and registered a Co-operative Society called "Saisette Building No. 7 Co-operative Housing Society Limited" ("said Society") under the provisions of the Maharashtra Co-operative Societies Act, 1960 under No. MUM/WKE/HSG/TC/15059 of 2011 dated 8<sup>th</sup> November, 2011 having its registered office at CTS No. 339, 341 (1 to 7), 388, Village Mogra, Jijamata Road, Pump House, Andheri (East), Mumbai 400 093;

(d) the said Society on its registration issued unto and in favour of the Tejshi Lalji Gada five shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 on 26<sup>th</sup> January, 2012 (hereinafter briefly referred to as "the said Shares");

(e) the said Shares and the said Flat are hereinafter collectively referred to as "the said premises" and individually as 'Shares' and 'Flat wherever the context so requires;

(f) by a Deed of Gift made at Mumbai on 11<sup>th</sup> December, 2014 duly registered under Serial No. BDR-9/9401of 2014 with Sub Registrar Andheri No. 3 MSD (Bandra) on 12<sup>th</sup> December, 2014 between Tejshi Lalji Gada therein called "the Donor" of the One Part and Rakshaben Vipul Shah, therein called "the Donee" of the Other Part, the former out of natural love and affection granted by

way of gift unto and in favour of the Vendor herein his absolute right, title and interest in respect of the said premises;

(g) the said Society transferred the said Share Certificate in the name of Raksha Vipul Shah Nee Mrs. Rakshaben Vipul Shah as evidenced by the entry dated 30<sup>th</sup> March, 2015 made on the reverse of the Share Certificate i.e. on the Memorandum of Transfer by the said society;

(h) by an Agreement For Sale made at Mumbai on 2<sup>nd</sup> February, 2017 duly registered under Serial No. BDR-9/1058 of 2017 with Sub Registrar Andheri No. 3 MSD (Bandra) on 2<sup>nd</sup> February, 2017 between Raksha Vipul Shah Nee Mrs. Rakshaben Vipul Shah, therein called "the Vendor" of the Part and (i) Hemali Amrutlal Khakhriya and (ii) Indumati Amrutlal Khakhriya, therein called "the Purchasers" of the Other Part, the former agreed to sell and the latter agreed to purchase and acquire the said premises upon the terms and conditions therein mentioned;

(i) (i) Hemali Amrutlal Khakhriya and (ii) Indumati Amrutlal Khakhriya paid the full consideration to Raksha Vipul Shah Nee Mrs. Rakshaben Vipul Shah and acquired the physical peaceful and vacant possession of the said Flat as evidenced by Joint Declaration dated 23<sup>rd</sup> January, 2018 duly notarized under Serial No. 4228 dated 23<sup>rd</sup> January, 2018 by Ashwin B. Mankodi, Advocate and Notary Public;

(j) the said Society transferred the said Share Certificate in the names of (i) Hemali Amrutlal Khakhriya and (ii) Indumati Amrutlal Khakhriya as evidenced by the entry dated 3<sup>rd</sup> March, 2018 made on the reverse of the Share Certificate i.e. on the Memorandum of Transfer by the said society;

(k) (i) Hemali Amrutlal Khakhriya and (ii) Indumati Amrutlal Khakhriya purchased the said premises as joint owners with right of survivorship i.e. on demise of one joint owner the other joint owner was entitled to the absolute right in the said premises;

(l) Indumati Amrutlal Khakhriya died intestate at Mumbai on 9<sup>th</sup> May, 2023 and on her death, Hemali Amrutlal Khakhriya (the Vendor herein) became the absolute owner of the said premises;

(m) the Vendor as such is seized and possessed of and well and sufficiently entitled to five fully paid up shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 issued by Salsette Building No. 7 Co-operative Housing Society Limited and incidental thereto a Flat bearing No. 66/A admeasuring 180.51 sq. ft carpet equivalent to 16.77 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the Sixth Floor in 'A' Wing of the Building No. 7 belonging to the said Salsette Building No. 7 Co-operative Housing Society Limited on plot bearing CTS Nos. 339, 341 (1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai 400 093;

(n) the Purchasers approached the Vendor and requested her to sell and transfer the said premises with all the rights, benefits and privileges attached thereto unto and in favour of the Purchasers free from all encumbrances to which the Vendor has agreed to;

(o) the Vendor has agreed to sell and the Purchasers have agreed to purchase the said Premises for a total consideration of Rs. 3,150,000/- (Rupees 31,50,000/ Only) payable by the Purchasers to the Vendor and on the terms and conditions hereinafter contained.

(p) the parties hereto are now desirous of reducing the terms and conditions in writing as hereinafter appearing:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

1. The Vendor doth hereby declare that what is recited hereinabove as regards her right, title and interest in the said Premises shall be treated as declarations and representations on her part as if the same are recited herein in verbatim and form part of this clause. The Vendor doth hereby confirm that the Purchasers have agreed to purchase the said Premises relying upon the declarations and representations made by the Vendor.

2. The Vendor doth hereby agree to sell and transfer and the Purchasers hereby agree to purchase and acquire from the Vendor free from all encumbrances five fully paid up shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 issued by Salsette Building No. 7 Co-operative Housing Society Limited and incidental thereto a Flat bearing No. 66/A admeasuring 180.51 sq. ft carpet equivalent to 16.77 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the Sixth Floor in 'A' Wing of the Building No. 7 belonging to the said Salsette Building No. 7 Co-operative Housing Society Limited on plot bearing CTS Nos. 339, 341 (1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai 400 093 (hereinafter collectively referred to as "the said premises") and more particularly referred to in the Schedule hereunder written and all the rights and benefits acquired by the Vendor in the said Premises together with the benefits of sinking fund, if any and other amounts standing credited to the account of the Vendor in the books of the society for the total consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) payable by the Purchasers to the Vendor.

3. The aforesaid amount of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) shall be paid by the Purchasers to the Vendor as under:

(a) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) paid by the Purchasers to the Vendor on or before the execution hereof more particularly referred to in the receipt clause (the payment and receipt whereof the Vendor doth hereby admit and acknowledge).

(b) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) payable by the Purchasers to the Vendor herein within \_\_\_\_\_ days from the date of execution of these presents by procuring loan from any Bank or Banks or from any financial institution or otherwise against the Vendor handing over the peaceful and vacant possession of the said Premises to the Purchasers and against the Vendor executing the Sale/Transfer Deed and other deeds, documents and writing in favour of the Purchasers evidencing the transfer of the said Premises in favour of the Purchasers.



4. The Vendor declares that:

(a) she alone is the absolute owner of the said Premises including the rights and benefits attached thereto and no one else has any right, title or interest in the said Premises and the said Premises is free from all encumbrances;

(b) the said Premises is not subject to any charge, encumbrance, liability, litigation, adverse claim or lispendens and prior to the execution hereof she has not entered into any Agreement for Sale, Lease, further Lease and Licence, Tenancy, mortgage or otherwise in respect of the said Premises;

(c) she will at the request and cost of the Purchasers whenever required do and execute or cause to be done and executed all such acts, deeds, things and documents for more perfectly assuring the said Premises, deposit money lying with the society and all the benefits attached thereto in favour of the Purchasers;

(d) the said Premises is not attached either before or after the judgment or at the instance of any Taxation Authorities or any Authorities and she has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off the said Premises and she is fully competent and entitled to sell the said Premises to the Purchasers;

(e) there are no proceedings pending in any Court of Law touching or affecting the said Premises;

(f) there are no insolvency proceedings pending or contemplated against her;

(g) that the title of the Vendor to the said premises is clear, marketable and free from all encumbrances and that the Vendor has not procured any loan from any Bank or Banks including any Financial Institutions or otherwise.

(h) On the completion of the Sale, the Vendor shall deliver all the original title deeds and muniments of title to the Purchasers.

(i) The Vendor will obtain NOC from the Society for transfer of the said Premises in the names of the Purchasers herein.

(j) the Vendor is assessed as Resident Indian under the provisions of the Income Tax Act, 1961.

Relying upon the aforesaid declarations and representations of the Vendor and believing the same to be true and correct, the Purchasers have agreed to purchase the said Premises.

5. The Vendor agree to indemnify and keep the Purchasers indemnified, saved, defended and harmless against all claims, demands, actions, proceedings, costs and expenses that the Purchasers may suffer or incur directly on account of any claim or demand made or raised by any person or persons in respect of the said Premises on account of any claim falling due prior to the date of completion of sale.

6. The sale shall be completed on receipt of the balance consideration from the Purchasers by the Vendor as provided in clause 3(b) hereinaabove and against the Vendor handing over the peaceful and vacant possession of the said Premises to the Purchasers and the Vendor executing Deed of Transfer/Sale and further documents, if necessary for more perfectly transferring the right, title and interest in respect of the said Premises together with the benefits of the sinking fund or any other amount lying credited with the said Society in respect of the said Premises in favour of the Purchasers.

7. The Vendor at the time of completion of sale undertake to give all the forms duly signed and endorsed and undertake from time to time and at all times at the request and cost of the Purchasers to execute a Deed of Transfer/Sale and procure all other documents, deeds and writings whatsoever for the assurances in law and for better and more perfectly transferring the right, title and interest in the said Premises unto and in favour of the Purchasers.

8. At the time of completion of sale, the Vendor shall handover to the Purchasers the following documents:



- 8.2 The original Agreement For Sale made at Mumbai on 21<sup>st</sup> December, 2002 duly registered under Serial No. BDR-4/1877 of 2003 with Sub Registrar Andheri No. 2 MSD (Bandra) between Persepolis Construction Company Private Limited therein called "the Developer" of the one part and (i) Mahadev Vishram Kesarakar and (ii) Anand Mahadev Kesarakar therein called "the Flat Purchasers" of the other part
- 8.3 The original Deed of Transfer made at Mumbai on 17<sup>th</sup> July, 2006 duly registered under Serial No. BDR-1/6026 of 2006 with Sub Registrar Andheri No. 1 MSD (Bandra) on 18<sup>th</sup> July, 2006 between (i) Mahadev Vishram Kesarakar and (ii) Anant Mahadev Kesarakar therein called "the Transferees" of the One Part and Tejshi Lalji Gada therein called "the Transferee" of the Other Part
- 8.4 The original Deed of Gift made at Mumbai on 11<sup>th</sup> December, 2014 duly registered under Serial No. BDR-9/9401of 2014 with Sub Registrar Andheri No. 3 MSD (Bandra) on 12<sup>th</sup> December, 2014 between Tejshi Lalji Gada therein called "the Donor" of the One Part and the Vendor herein therein called "the Donee" of the Other Part
- 8.5 The original Agreement For Sale made at Mumbai on 2<sup>nd</sup> February, 2017 duly registered under Serial No. BDR-9/1058 of 2017 with Sub Registrar Andheri No. 3 MSD (Bandra) on 2<sup>nd</sup> February, 2017 between Raksha Vipul Shah Nee Mrs. Rakshaben Vipul Shah, therein called "the Vendor" of the Part and (i) Hemali Amrutlal Khakhriya and (ii) Indumati Amrutlal Khakhriya, therein called "the Purchasers" of the Other Part
- 8.6 The original Joint Declaration dated 23<sup>rd</sup> January, 2018 duly notarized under Serial No. 4228 dated 23<sup>rd</sup> January, 2018 by Ashwin B. Mankodi, Advocate and Notary Public
- 8.7 All original munitments of title in respect of the said premises.

8.8 Transfer forms and other documents and writings as required under the Maharashtra Co-operative Societies Act, 1960, the Maharashtra Co-operative Societies Rules, 1961, and the bye-laws of the society for the effectual transfer of the said premises with all deposits in respect of the said premises to the names of the Purchasers;

8.9 Receipt of maintenance paid to the Society upto date;

8.10 Original electricity bill paid upto date;

8.11 A letter addressed to electric company requesting it to transfer the meters, records and deposits in respect of the said premises to the names of the Purchasers;

9. On receipt of the balance consideration from the Purchasers by the Vendor as provided in clause 3(b) hereinabove, the Vendor covenant with the Purchasers that:-

i) the Vendor shall hand over the peaceful and vacant possession of the said Premises and shall sell and transfer all her right, title and interest in respect of the said Premises together with the benefits of the deposit money, sinking fund or any other amount lying credited with the society in respect of the said Premises in favour of the Purchasers.

ii) It is further provided that on the completion of the sale and upon the Vendor handing over the peaceful and vacant possession of the said Flat, the Vendor shall handover all the original title deeds and munitments of title in respect of the said Premises and the Vendor undertakes to give all the forms duly signed and endorsed and undertake from time to time and at all times hereafter at the request and cost of the Purchasers or their nominee/s, to do and execute or procure all documents and such deeds and writings whatsoever for the assurances in law and for better and more perfectly transferring the right, title and interest in the said Premises unto and in favour of the Purchasers.

!!!!) the Purchasers shall be entitled to have and to hold the said Premises unto and to the use and benefit of the Purchasers their respective heirs, executors and administrators and assigns without any claim, charge, interest or demand of the Vendor or any person or persons claiming by, from, under, through or in trust for the Vendor;

(v) the Purchasers shall be entitled to apply for the membership of the said society and for the transfer of the said Premises in their names from the name of the Vendor;

10. The Vendor shall pay all rates, taxes, assessments, monthly outgoings, society maintenance, electricity charges and all other dues in respect of the said Premises upto the date of completion of the sale. Thereafter, the Purchasers shall be liable to pay the same.

11. The Vendor shall at the cost of the Purchasers execute all other lawful assurances and deeds as may be required by the Purchasers at the time of the completion of sale of the said premises.

12. The Transfer charges/donation or any such amount by whatever name called payable to the said Society for transfer of the said Premises from the name of the Vendor to the names of the Purchasers shall be borne and paid by the Vendor and Purchasers equally.

13. It is further agreed by the Vendor that upon the receipt of the balance payment as provided in clause 3(b), the parties hereto will execute a Deed of Sale confirming the receipt of the balance payment by the Vendor.

14. The Stamp Duty and Registration Charges on these presents shall be borne and paid by the Purchasers alone.

15. The Parties hereto are assessed to Income Tax under the following PAN and ADDHAR NOS.:

Vendor:  
HEMALI AMRUTAL KHAKHRIYA  
PAN: AUVPK5180E

ADDHAR: 2563 3698 9155

Purchasers :

(1) VILAS RAMESH VAJE

PAN:

ADDHAR:

(2) VAISHNAVI VILAS VAJE

PAN:

ADDHAR:

16. The building of the Society consists of ground and seven upper floors having one elevator and the Executive Engineer Building Proposals (W.S.) H and K/East Ward has issued Occupation Certificate bearing no. CE/5557/WS/AK dated 3<sup>rd</sup> September, 1999.

17. All disputes under this Agreement are subject to the exclusive jurisdiction of Courts of Mumbai only.

18. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) SINGULAR shall include PLURAL and vice versa and (b) MASCULINE shall include FEMINE and vice versa.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT five fully paid up shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 issued by Saisette Building No. 7 Co-operative Housing Society Limited and incidental thereto a Flat bearing No. 66/A admeasuring 180.51 sq. ft carpet equivalent to 16.77 sq. mtrs carpet i.e. 20.12 sq. mtrs built up on the Sixth Floor in 'A' Wing of the Building No. 7 belonging to the said Saisette Building No. 7 Co-operative Housing Society Limited on plot bearing CTS Nos. 339, 341 (1 to 7) and 388 of Village Mogra Taluka Andheri MSD situate, lying and being at Old Pump House, Off Jijamata Road, Andheri (East), Mumbai 400 093 within the Registration District and Sub-District of Mumbai Suburban and Andheri (Bandra).

**THE COSMOS CO-OP. B**  
 (Multi State Scheduled Bank)  
 Enriching Life

**NOTICE**

Mantri Jeevan Jyoti Bima Yojana  
 &  
 Mantri Suraksha Bima Yojana (PMSB)

All the members of PMJJBY and PMSB who have not paid their premium for both the insurance cover for next year. You must pay the **equivalent balance in your account for both the insurance policies.** We would like to inform you that the present policies are fully run by our Bank. We would like to request all the members to continue with the present policies. If any member would like to opt out of this policy, they should contact the branch manager.

Jyoti Bima Yojana (PMJJBY)  
 Suraksha Bima Yojana (PMSBY) Premium

HEMALI AMRUTLAL KHAKHRIYA  
 (VENDOR)

I SAY RECEIVED:

WITNESSES:

Chq. No.	Date	Bank	Branch	Favouring	Issued by	Amount

RECEIVED of and from the withnamed Purchasers the sum of Rs. \_\_\_\_\_/- (Rupees) \_\_\_\_\_ are as under.

(Only) the details whereof

Nos. 1 and 2 in the presence of

HEMALI AMRUTLAL KHAKHRIYA  
 Withnamed Vendor  
 SIGNED AND DELIVERED by the

HEMALI AMRUTLAL KHAKHRIYA  
 Withnamed Purchasers  
 SIGNED AND DELIVERED by the

(1) VILAS RAMESH VAJJE  
 Withnamed Purchasers  
 SIGNED AND DELIVERED by the

(2) VAISHNAVI VILAS VAJJE  
 Withnamed Purchasers  
 SIGNED AND DELIVERED by the

Photograph and Left Thumb Impression

Signature

Photograph and Left Thumb Impression

Signature

Photograph and Left Thumb Impression

Signature

Photograph and Left Thumb Impression

Signature

Region 1, Pune

Pune Camp  
 Ambagarsi (Bk.)  
 Falsanagar  
 Hadapsar  
 Kharadi

University Road  
 Wagle

020-28346636  
 020-28346636

MTWTFSS  
 3 4 5 6 7 8 2  
 10 11 12 13 14 15 9  
 17 18 19 20 21 22 10

OCTOBER

Region I, Pune  
University Road, Pune  
020-26346999  
020-25529041

29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28				
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S

OCTOBER  
NOVEMBER

Dept: FINANCE  
Position: FINANCIAL OFFICER

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**VILAS RAMESH VAJE**

**भारत सरकार**  
**GOVT. OF INDIA**

**RAMESH VAJE**  
21/06/1983  
Permanent Account Number  
**ASCPV5076H**

Signature 