

पावती

Original/Duplicate

Thursday, February 02, 2017
1:09 PM

नोंदणी क्र. :39म
Regn.:39M

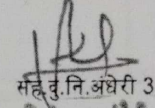
पावती क्र.: 1173

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

4th Agreement.
Current owner.

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

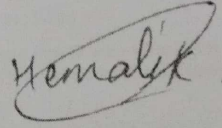
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:27 PM ह्या वेळेस मिळेल.


सह. वु. नि. अंधेरी ३

सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई 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 /-



REGISTERED ORIGINAL DOCUMENT

DELIVERED TO:

FEB 2 2017



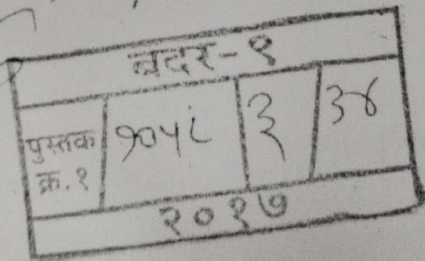
महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६-१७

- दस्तावा प्रकार : कराल नामा अनुच्छेद क्रमांक २५(ब)
- शाहरकृत्याचे नाव हेमाली अमृतलाल खाखरेय
- तालुका : मुंबई / अंधेरी / चोरीवली / कुर्ला
- गावाचे नाव : भांगरी
- नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम भुखंड क्रमांक : ३३९ ३४१ (१.७० ७)
- मूल्या दरविभाग (झोन) : ४६ उपविभाग २२७
- मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ.मी. दर : ५८४००/- ११५७००/- — — —
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ : २०.१३ कार्ग्रेट / विल्ट अप चौ.मीटर / फूट
- कारपार्किंग : — गच्ची : — पोटमाळा : —
- मजला क्रमांक : सहवा मजला उदवाहन सुविधा आहे / नाही
- बांधकाम वर्ग : — घरसारा : —
- बांधकामाचा प्रकार : आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
- काजारमुल्यादर तक्त्यातील मार्गदर्शक सुचना क्र. १९ ज्यान्तये दिलेली घट / वाढ
- भाडेकरू व्याप्त मिळकत असल्यास : १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) : —
२. नवीन इनारतीत दिलेले क्षेत्र : —
३. भाड्याची रक्कम : —
- लिह अॅन्ड लायसन्सचा दरत : १. प्रतिमाह भाडे रक्कम : —
निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे : —
- निर्धारित केलेले बाजारमूल्या : २४,४५,५००/-
- दस्तामध्ये दर्शविलेली मोबदला : ३४,००,०००/-
 $२०.१३ \times ११५७०० \times १.०५ = २४,४५,४९३$
- देय मुद्रांक शुल्क : १,७०,०००/- भरलेले मुद्रांक शुल्क : १,७०,०००/-
- देय नोंदणी फी : ३०,०००/-



लिपीक



सह दुय्यम निबंधक

सह. दुय्यम निबंधक अंधेरी क्र. ३.

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 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

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 1,70,000/- (Rs One, Seven Zero, Zero Zero Zero only)

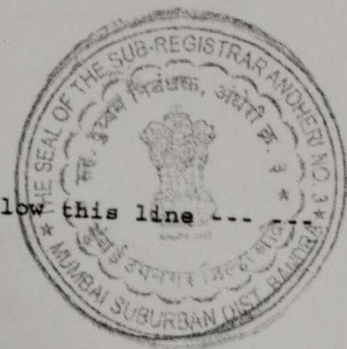
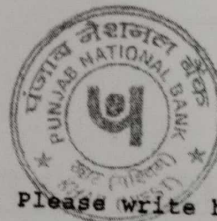
RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

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
 OLD 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

Vasanti Pai
 VASANTI PAI
 39377



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

Hemali

एन.एम.जी. अ. पावती २१

Hemali

बदर-९		
पुस्तक क्र. ९	९०५८	५/३४
२०१७		



बदर-९		
पुस्तक क्र. ९	१०५६	७३४
२०१७		

AGREEMENT FOR SALE

Shah
A

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

ए.ए.सी. श. भा.रा.रा.

Between

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:

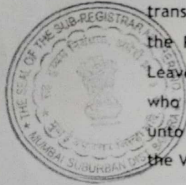
Shah A

ए.ए.सी. श. भा.रा.रा.

(g) the said Society transferred the said Share Certificate in the name of the Vendor herein as evidenced by the entry dated 30th 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 2nd January, 2017 ("said Leave and License Agreement") duly registered under Serial No. 22 of 2017 with Joint Sub Registrar Andheri No. 7 on 3rd 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, the Vendor herein granted license unto and in favour of the latter to use and occupy the said Flat for 11 months commencing from 1st January, 2017 ending with 30th 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 Devichand 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 Salsette Building



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[Signature]
Elogani ad-namara

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;

(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.

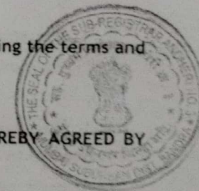
(l) the parties hereto are now desirous of reducing the terms and conditions in writing as hereinafter appearing;

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.

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Elogani ad-namara

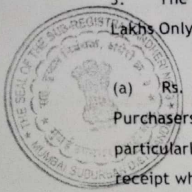


2. The Vendor doth hereby agree to sell and transfer and the Purchasers hereby agree to purchase and acquire from the Vendor free from all encumbrances five fully paid up shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate 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. 34,00,000/- (Rupees Thirty Four Lakhs Only) payable by the Purchasers to the Vendor.

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

(a) Rs. 8,00,000/- (Rupees Eight Lakhs 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 Lakhs 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.



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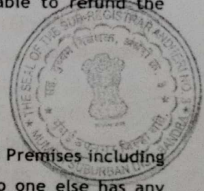
(c) Rs. 6,00,000/- (Rupees Six Lakhs Only) being the balance consideration payable by the Purchasers to the Vendor herein within 45 days from the date of execution of these presents against the Vendor handing over the juridical possession of the said Premises to the Purchasers and against the Vendor 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 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 (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



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पुस्तक क्र. १	१०५८	१२	३४
२०२३			

in respect of the said Premises (save and except the said Leave and License Agreement dated 2nd 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;

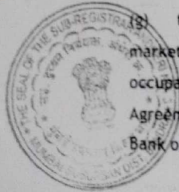
(d) the said Premises is not attached either before or after the judgment or at the instance of any Taxation Authorities or any Authorities and she has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off the said Premises and she is fully competent and entitled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



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[Signature]
एडवोकेट अ. जाधवराव

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

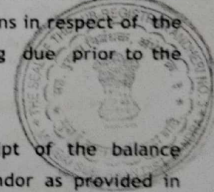
(j) the Vendor is not NRI.

(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



खदर-९	
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[Signature]
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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.

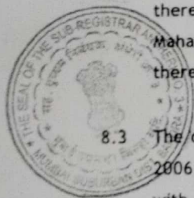
7. The Vendor at the time of completion of sale undertake to give all the forms duly signed and endorsed and undertake from time to time and at all times at the request and cost of the Purchasers to execute a Joint Declaration/Deed of Transfer/Sale and procure all other documents, deeds and writings 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 21st 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 17th July, 2006 duly registered under Serial No. BDR-1/6026 of 2006 with Sub Registrar Andheri No. 1 MSD (Bandra) on 18th 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



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२०१७		

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8.4 The original Deed of Gift made at Mumbai on 11th December, 2014 duly registered under Serial No. BDR-9/9401 of 2014 with Sub Registrar Andheri No. 3 MSD (Bandra) on 12th 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 Leave and License Agreement made at Mumbai on 2nd January, 2017 duly registered under Serial No. 22 of 2017 with Joint Sub Registrar Andheri No. 7 on 3rd 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

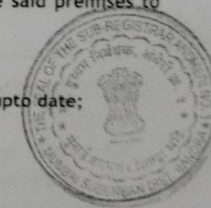
8.6 All original muniments of title in respect of the said premises.

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 by-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;



बंदर-९		
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एडवोकेट. रं. बाळमंडळी

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;

बंदर-९	
पुस्तक सं. ९	१०५८ १८३६
२०१७	

१०५८/१८३६-२४/२०१७

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 SHARMA

Purchasers :

(1) HEMALI AMRUTLAL KHAKHRIYA

(2) MRS. INDUMATI AMRUTLAL KHAKHRIYA

AQVPS4913P

AUVPK5180E

BFVPK2985R

१०५८/१८३६-२४/२०१७



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 3rd September, 1999.

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

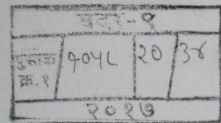
18. The copy of the (i) P. R. Card, (ii) Occupation Certificate, (iii) Share Certificate and (iv) PAN Cards are annexed hereto marked as ANNEXURE 'A', 'B', 'C' and 'D' respectively.

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).

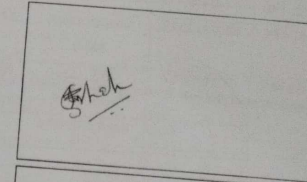


Handwritten signature and text: *R. Rakhshaben*
एवढुगुनल अल - डलडडरल

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



Photograph and Left Thumb Impression
 in the presence of *R. Rakhshaben*

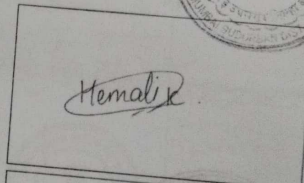
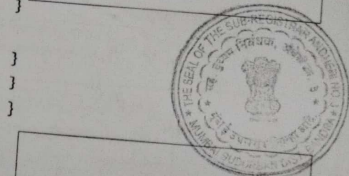


Signature

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



Photograph and Left Thumb Impression

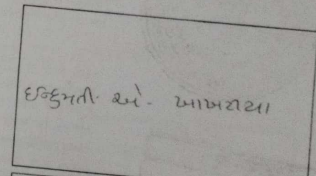


Signature

(2) MRS. INDUMATI AMRUTLAL KHAKHRIYA



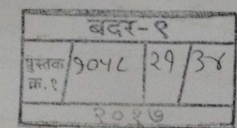
Photograph and Left Thumb Impression



Signature

Nos. 1 and 2 in the presence of

Handwritten signature and text: *R. Rakhshaben*
अवढुगुनल अल
वडुल व डुडु



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	१००९	१५	१८
२०१४			

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

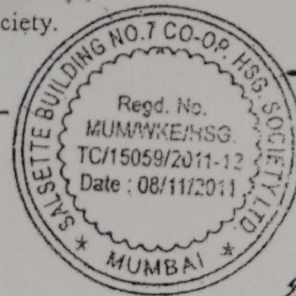
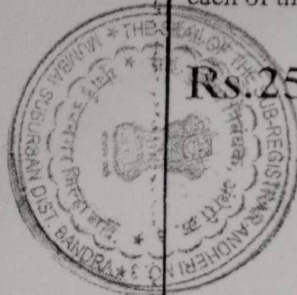
This is to Certify that Shri / Smt. Shri Tejshi Lalji Gada
(Flat No. 66/A)

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 26th day of January 2012



[Signature]
Hon. Secretary

[Signature]
Chairman

[Signature]
Adukhar Chetan
Committee Member

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

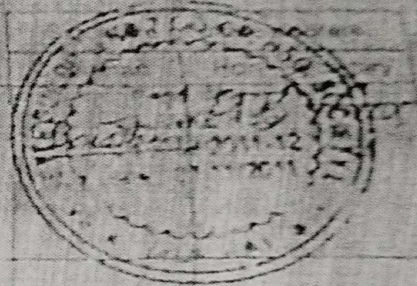
9046 24/36
2009

ANNEXURE 11



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)
20.03.2015		66A	Mrs. Rateshaben Vipul Shah	23/B



9011	23	38
7106	37	
		2080

loyer

12/2023 till date

Summary I (GoshwaraBhag-1)



गुरुवार, 02 फेब्रुवारी 2017 1:12 म.नं.

दस्त गोपवारा भाग-1

बदर9

दस्त क्रमांक: 1058/2017

दस्त क्रमांक: बदर9 /1058/2017

वाजार मूल्य: रु. 24,45,500/- मोबदला: रु. 34,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,70,000/-

दु. नि. मह. दु. नि. बदर9 यांचे कार्यालयात

पावती: 1173

पावती दिनांक: 02/02/2017

अ. क्र. 1058 वर दि. 02-02-2017

सादरकरणाराचे नाव: हेमाजी अमृतलाल खाखरीया

रोजी 1:06 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

दस्त हजर करणाऱ्याची मही:

एकुण: 30680.00

सह. दु. नि. अंधेरी 3
सह. दु. नि. अंधेरी 3

सह. दु. नि. अंधेरी 3
सह. दु. नि. अंधेरी 3

दस्ताचा प्रकार: करारनामा

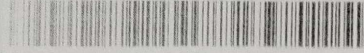
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

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

शिक्षा क्र. 2 02 / 02 / 2017 01 : 07 : 29 PM ची वेळ: (फी)

बदर-९			
दस्त क्र.	9046	33	38
क्र. २			
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-खाखरीया</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 दस्तऐवज 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 दस्तऐवज 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 ३, मुंबई

सह दुय्यम निबंधक अंधेरी क्र. ३,

EPayment Details

Sr. Epayment Number
1 MH008164238201617S



Displacement Number
0004505496201617

प्रमाणित कागतेत 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

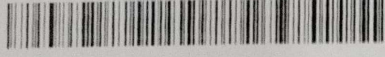
1058 /2017

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

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2. Get print immediately after registration.

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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.



दस्तासोबत सूची क्र. II

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-3
मुंबई उपनगर जिल्हा.

Municipal Corporation of Greater Mumbai.

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

OCCUPANCY CERTIFICATE.

TO
S.M.K.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 276-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 21st December, 2002 duly registered under Serial No. BDR-4/1877 of 2003 with Sub Registrar Andheri No. 2 MSD (Bandra) on 24th 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 17th July, 2006 duly registered under Serial No. BDR-1/6026 of 2006 with Sub Registrar Andheri No. 1 MSD (Bandra) on 18th 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 "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 8th 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 26th 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 11th December, 2014 duly registered under Serial No. BDR-9/9401 of 2014 with Sub Registrar Andheri No. 3 MSD (Bandra) on 12th 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 30th 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 2nd February, 2017 duly registered under Serial No. BDR-9/1058 of 2017 with Sub Registrar Andheri No. 3 MSD (Bandra) on 2nd 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 23rd January, 2018 duly notarized under Serial No. 4228 dated 23rd 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 3rd 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 9th 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 Leave 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) hereinabove 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 21st 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 17th July, 2006 duly registered under Serial No. BDR-1/6026 of 2006 with Sub Registrar Andheri No. 1 MSD (Bandra) on 18th 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
- 8.4 The original Deed of Gift made at Mumbai on 11th December, 2014 duly registered under Serial No. BDR-9/9401 of 2014 with Sub Registrar Andheri No. 3 MSD (Bandra) on 12th 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 2nd February, 2017 duly registered under Serial No. BDR-9/1058 of 2017 with Sub Registrar Andheri No. 3 MSD (Bandra) on 2nd 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 23rd January, 2018 duly notarized under Serial No. 4228 dated 23rd January, 2018 by Ashwin B. Mankodi, Advocate and Notary Public
- 8.7 All original muniments 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 by-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 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 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;

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;

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 AADHAR NOS.:

Vendor:

HEMALI AMRUTLAL KHAKHRIYA

PAN: AUVPK5180E

AADHAR: 2563 3698 9155

Purchasers :

(1) VILAS RAMESH VAJE

PAN:

AADHAR:

(2) VAISHNAVI VILAS VAJE

PAN:

AADHAR:

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 3rd 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.

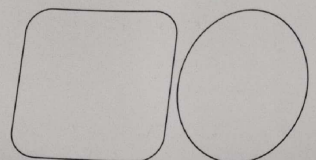
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

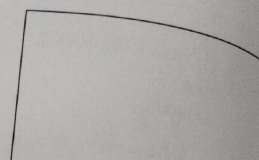
ALL THAT five fully paid up shares bearing Nos. 321 to 325 (both inclusive) each for the value of Rs.50/- in all aggregating to Rs.250/- vide Share Certificate No. 065 issued by Salsette Building No. 7 Co-operative Housing Society Limited and incidental thereto a Flat bearing No. 66/A admeasuring 180.51 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).



SIGNED AND DELIVERED by the }
 Withinnamed Vendor }
 HEMALI AMRUTLAL KHAKHRIYA }

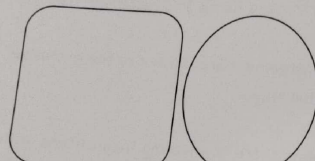


Photograph and Left Thumb Impression
 in the presence of



Signature

SIGNED AND DELIVERED by the }
 Withinnamed Purchasers }
 (1) VILAS RAMESH VAJE }

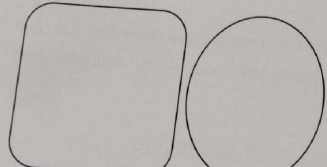


Photograph and Left Thumb Impression

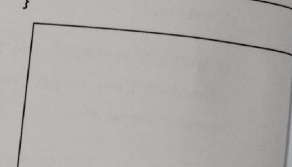


Signature

(2) VAISHNAVI VILAS VAJE }



Photograph and Left Thumb Impression



Signature

Nos. 1 and 2 in the presence of }

RECEIVED of and from the withinnamed Purchasers the sum of Rs. _____/- (Rupees _____ Only) the details whereof are as under.

Chq. No.	Date	Bank	Branch	Favouring	Issued by	Amount

WITNESSES:

I SAY RECEIVED:

HEMALI AMRUTLAL KHAKHRIYA
 (VENDOR)

THE COSMOS CO-OP E
 (Multi State Scheduled Bank)
 NOTICE
 Mantri Jeevan Jyoti Bima Yojana
 &
 Mantri Suraksha Bima Yojana (MSB
 All the members of PMJJBY and PMSB
 mes from IRDA your premium for bo
 the insurance cover for next year. You
 equate balance in your account for
 fully run by our Bank. We would like to
 members to continue with the present
 id contact the branch manager
 Jyoti Bima Yojana (PMJJBY) Premium
 ma Yojana (PMSBY) (183701822)

Region 1, Pune
 123-2345678
 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31
 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

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 