

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 1st day of August 2024 Between (1) Mr Deepak Amritlal Jain Age 38 having PAN Card No AMGPJ2718N AADHAR CARD No 479707176350 Indian Inhabitant, residing at 108 Neela Bhavan, 3rd Floor, Room No 23, Keshvaji Naik Road Chinch Bunder Mumbai 400009 (2) MR. Mahendra Futermal Jain age 52 having PAN No. ACCPJ8337K AADHAR CARD No 509035474872 Indian Inhabitant residing at Sharda Chamber No 2 4th Floor, Flat No 405, 27A Keshavji Naik Road, Mumbai 400009 and (3) Mrs. Simple Hasmukh Jain age 49 years having PAN No AJBPJ0720C, AADHAR CARD No 631546153602 Indian Inhabitant residing at 110, Vardhaman Mansion, 3rd floor, Room No 32/33, Keshavji Naik Road Mumbai 400009 hereinafter referred to as "THE TRANSFERORS" (which expression shall unless the context otherwise requires mean and include his heirs, executors, administrators and assigns) of the ONE PART



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AND Mr. Mahendra Ramesh Gandhi Age 45 years having PAN No. ALUPG9905F AADHAR CARD No. 349682524519 Indian Inhabitant residing at 2/304 Sarvoday Garden, Manpada Cross Road, Pandurang Wadi, Dombivali (East), Dist Thane, Maharashtra called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART :

WHEREAS :-

a) The said office was originally purchased by the TRANSFERORS from Goldsukh Developers Pvt Ltd vendor the first part and Kavita Bharat Jain and Kamlesh Harish Jain therein referred the purchaser of other part, vide agreement dated 22nd December 2010 and registered on 22 December 2010 at the Office of the Sub- Registrar of Assurances vide Document registration No. BBE-3-12070/2010.

b) By and under deed of Transfer date 20th March 2014 executed between Kavita Bharat Jain and Kamlesh Harish Jain therein referred to as the transferor of the first part and Mr Amritlal Futermal Jain, Bahendralal Futermal Jain and Hasmukhlal Champalal Jain therein referred to as the Transferee of the second part and registered in the office of Sub Registrar of Assurances under registration No. BBE-3/1599/2014 dated 20th March 2014.



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- c) On death of Amrutlal Futarmal Jain by and under deed of Release date 23.11.2021 executed between Usha Amrutlal Jain and Mr Deepak Amrutlal Jain referred as transferor of the other part registered in the office of Sub Registrar of Assurances under registration No.BBE-1/9338/2021 dated 23rd November 2021.
- d) On death of Mr Hasmukhlal Champalal Jain by and under deed of Release date 23.11.2021 executed between Vansh Hasmukh jain and Mrs Simple Hasmukh Jain referred as transferor of the other part registered in the office of Sub Registrar of Assurances under registration No.BBE-1/9337/2021 dated 23rd November 2021.
- e) "THE TRANSFERORS" are the absolute and exclusive owner, fully seized and possessed and well sufficiently entitled to an ownership Office No A-410, admeasuring about 133 feet usable carpet on forth floor in the Building known as "GLITZ" in GLITZ PREMISES CO OPERATIVE SOCIETY LTD., situated at 99, VITHALWADI, CHAMPA GALLI CROSS LANE, KALBADEVI, Mumbai 400002, bearing C.S.NO 10 Bhuleshwar Division within the jurisdiction of registration of District and sub District of Mumbai city (hereinafter called "THE SAID OFFICE")
- f) "THE TRANSFERORS" is bona-fide members of GLITZ PREMISES CO OPERATIVE SOCIETY LTD., a registered society formed under the Maharashtra Co Operative Act 1960 being Registration NO. MUM./WC/CEN/(O)/8228/2011-12 Dated 8.01.2012 (hereinafter



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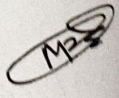
called THE SAID SOCIETY") and by virtue of membership in the said society "THE TRANSFERORS" are holding twenty fully paid up shares of Rs 50/- each bearing Distinctive No. from 0581 to 0600 Both inclusive) under share certificate No 030 (hereinafter referred to as "THE SAID SHARES") issued by the said society.

- g) "THE TRANSFERORS" declares that its membership in the said society is valid and not terminated by the said Society and he has not received notice of expulsion from the membership of the said Society and the said Shares.
- h) "THE TRANSFERORS" further declares, that its title over the said Office is clear, marketable and clear from all encumbrances.
- i) "THE TRANSFERORS" have agreed to sell, transfer assign to "THE TRANSFEREE" and "THE TRANSFEREE" have agreed to purchase and acquire from "THE TRANSFERORS" the said Office of the said Society together with all rights, title, interest benefits, sinking fund amount shares etc. on the following terms and conditions mutually agreed upon and between the parties hereto.

NOW THIS AGREEMENT FOR SALE WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

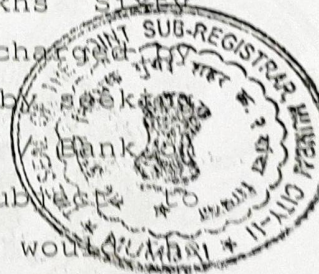


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- 1 "THE TRANSFERORS" have agreed to sell, transfer assign to "THE TRANSFEREE" and "THE TRANSFEREE" have agreed to purchase and acquired the said Office No A 410 on Fourth Floor in the building known as "GLITZ" in GLITZ PREMISES CO OPERATIVE SOCIETY LTD situated at 99, VITHALWADI, CHAMPA GALLI CROSS LANE, KALBADEVI, Mumbai 400002, together with all rights, title, interest, benefits, sinking fund amount, shares etc. at lump sum price or consideration amount of Rs 48,00,000/- (Rupees Forty Eight Lakhs Only).
- 2 Apparently "THE TRANSFEREE" already paid to "THE TRANSFEROR" the sum of Rs. 9,40,000/- (RUPEES NINE LAKHS FORTY THOUSAND ONLY) before execution of this Indenture, as per the detail mentioned in the receipt hereafter written, being the being part payment (the payment and receipt "THE TRANSFEROR" doth hereby acknowledges)
- 3 The Transferee further agree, confirm and reintegrate that the remaining amount of 38,60,000 (Rupees Thirty Eight Lakhs Sixty Thousand Only) shall be paid and discharged by purchaser hereto on or within 45 days by seeking loan from leading financial institute / Bank on pledge of registered document subject to condition that the period of 45 days would commence from all document to leading bank of the purchaser for further processing of the Loan.



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7. Upon receipt and realization of the full and final consideration "THE TRANSFERORS" agrees and undertake to get the Office transferred in the records of the Society in the name of "THE TRANSFEREE" and transfer charges payable to the said Society will be borne and paid by "THE TRANSFEREE" only.

8. "THE TRANSFERORS" have agreed to pay the Society's dues arrears and outgoings like Maintenance Charges, Municipal Taxes, Water Charges, Electricity charges, funds etc. pertaining to the said Office till the date of possession of the said office and there after such charges will be paid by the "BUYER" only and both the parties shall keep indemnified each other in this respect.

9. "THE TRANSFERORS" shall hand over to "THE TRANSFEREE" all the original papers and documents pertaining to the said office on completion of transaction of sale.

10. "THE TRANSFERORS" hereby declares that there are no prohibitory order by Government and/or Local Authority or injunction by any court restraining him from handing over and/or transferring the said office, "THE TRANSFERORS" further declares that no attachments has been levied on the said office.



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11. "THE TRANSFEREE" shall pay necessary stamp duty and registration charges as applicable by the consent Government authority on this Indenture.

SCHEDULE OF PROPERTY

Office No A 410 on Fourth Floor admeasuring 133 feet area in the Building known as "GLITZ" in GLITZ PREMISES CO OPERATIVE SOCIETY LTD., situated at 99, VITHALWADI, CHAMPA GALLI CROSS LANE, KALBADEVI, MUMBAI 400002, bearing Share Certificate No 30 bearing Distinctive No 581 to 600 constructed on all that the pieces or parcels of land bearing C.S. No. 1868 of Bhuleshwar Division within the jurisdiction of registration of District and sub District of Mumbai city and within the jurisdiction of Municipal Corporation of Greater Mumbai having Ground plus four floor structure with lift. The said structure constructed before 1961-62.



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

SIGNED AND DELIVERD by the)
within named THE TRANSFERORS)
(1) Mr Deepak Amritlal Jain)



Deepak



(2) Mr Mahendra Futermal Jain)



Mahendra



(3) Mrs. Simple Hasmukh Jain)



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In the presence of

- 1) *[Signature]*
- 2) *[Signature]*

SIGNED AND DELIVERD by the)
Within named TRANSFEREE)
Mr. Mahendra Ramesh Gandhi)



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In the presence of

- 1) *[Signature]*
- 2) *[Signature]*



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