

Two Car Parking Space in the Society Premises having Nos. \_\_\_\_\_ & \_\_\_\_\_, and the TRANSFEREES have agreed to acquire all his rights, title and interest in the Said Flat along with the \_\_\_\_\_ shares and the membership of the Said Society.

The TRANSFEROR hereby agrees to transfer all his rights, title and interest in the Said Flat along with \_\_\_\_\_ Fully paid-up shares of Rs. 50/- each (Share Certificates not yet been issued by the Society to it's Members), pertaining to the use and occupation of the Flat No. 2005, 20th Floor in Wing A in WESTERN HEIGHTS Co-operative Housing Society Ltd., situated at J. P. Road, Opp. Gurudwara, 4 Bungalows, Andheri (West), Mumbai - 400 058., alongwith Two Car Parking Space in the Society Premises having Nos. \_\_\_\_\_ & \_\_\_\_\_, and the membership of the said society for a total consideration of Rs. 5,02,00,000/- (Rupees Five Crores Two Lakhs Only) and the TRANSFEREES herein have agreed to acquire the same on payment of Rs. 5,02,00,000/- (Rupees Five Crores Two Lakhs Only) being the total consideration.

3. The TRANSFEROR hereby agrees to sell and transfer all his beneficial rights, title and interest in respect of Said Flat No. 2005, 20th Floor in Wing A in WESTERN HEIGHTS Co-operative Housing Society Ltd., situated at J. P. Road, Opp. Gurudwara, 4 Bungalows, Andheri (West), Mumbai - 400 058., alongwith Two Car Parking Space in the Society Premises having Nos.

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WHEREAS the TRANSFEROR is the registered member of WESTERN  
S Co-operative Housing Society Ltd., registered with Dy. Registrar of Societies  
Mumbai, under the Maharashtra Co - Operative Societies Act' 1960, vide registration  
\_\_\_\_\_ (hereinafter referred  
as "SAID SOCIETY") and by virtue of being the member of the said society, he has  
been holding on ownership basis Flat No. 2005, 20th Floor in Wing A in WESTERN  
HEIGHTS Co-operative Housing Society Ltd., situated at J. P. Road, Opp.  
Gurudwara, 4 Bungalows, Andheri (West), Mumbai - 400 058., admeasuring 1371  
Square Feet Carpet Area, alongwith Two Car Parking Space in the Society  
Premises having Nos. \_\_\_\_\_ & \_\_\_\_\_, hereinafter referred to as "SAID  
FLAT".

AND WHEREAS THE TRANSFEROR MR. SANDEEP JAIN had purchased the  
said Flat from The Developer M/S. ADANI ESTATES PRIVATE LIMITED, a company  
registered under the Companies Act, 1956, having its Registered Office at 'Adani  
House', Near Mithakhali Circle, Navrangpura, Ahmedabad - 380 009, vide Agreement  
for Sale dt. 26<sup>th</sup> day of May, 2015 which was duly stamped & registered vide Document  
No. BDR17-4260-2015 dt. 26<sup>th</sup> day of May, 2015 having Receipt No. 4460. The  
TRANSFEROR had complied with all his obligations and since then he is in lawful  
occupation of the said Flat as absolute owner thereof.

AND WHEREAS the TRANSFEROR has since paid the full and entire  
consideration thereof and are presently holding the Said Flat admeasuring 1371 Square  
Feet Carpet Area, on Ownership Basis.

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WHEREAS by virtue of being the member of the Said Society viz. WESTERN HEIGHTS Co-operative Housing Society Ltd., holding \_\_\_\_\_ Fully paid-up Shares of Rs. 50/- each (Share Certificates not yet been issued by the Society to its members).

AND WHEREAS the TRANSFEROR is absolutely seized and possessed of and well and sufficiently entitled to Said Flat and the Said Shares of the Society viz. WESTERN HEIGHTS CO - OPERATIVE HOUSING SOCIETY LTD.

AND WHEREAS the TRANSFEROR has represented to the TRANSFEREES that he has been holding the Said Flat and the Said Shares as stated hereinabove and being the member of the said society, he is desirous of disposing off his rights, title and interest in the Said Flat and the membership of the said Society and the TRANSFEREES herein have agreed to acquire all the right, title and interest of the TRANSFEROR in the Said Flat along with the Said Shares and the membership along with the deposits, sinking fund of the said society on the following terms and conditions:-

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

1. The TRANSFEROR hereby agrees to sell transfer and assign all his rights, title and interest in the Said Flat being Flat No. 2005, 20th Floor in Wing A in WESTERN HEIGHTS Co-operative Housing Society Ltd., situated at J. P. Road, Opp. Gurudwara, 4 Bungalows, Andheri (West), Mumbai - 400 058.,

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c) The Transferor is also registered member and Shareholder of Western Heights Co-operative Housing Society Limited a Solciety registered under Maharashtra Cooperative Act, 1960 under Registration No. .MUM/WKW/HSG/(tc)/16178/2019-2020), hereinafter referred to as "The said Society" . The said Flat is more particularly describe in the schedule hereunder written and are hereinafter collectively referred to as "The Said Premises" .

d) The Transferor is the sole owner of the said premises is entitled to sell, transfer, convey and assign all his right, title and beneficial interest in the said premises in favour of Transferees.

e) The Transferees have agreed to purchase and acquire from Transferor the said Flat alongwith 2 no. car parking space Transferor's right, title, interest, shares and claim



Transferor hereby admit, record and confirm that he is not a lien in respect of Flat No. 2005, 20<sup>th</sup> floor, A wing with 02 car parking spaces in the building known as "WESTERN HEIGHTS", situated at - J.P. Road, Opp. Gurudwara, 4 Bunglows, Andheri (West), Mumbai - 400 058 from Housing Development Finance Corporation Limited (HDFC) granted Housing Loan of Rs.3,69,76,308/- in terms of loan agreement dated 9.06.2015 which has been repaid in full with all dues and that no amount is now due from Transferor i.e. Sandeep

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Transferor herein become sole and absolute owner of Flat		

Transferor herein become sole and absolute owner of Flat No.2005, admeasuring 1371 sq.ft. carpet area of the 20<sup>th</sup> Floor, of wing A, in the scheme Western Heights, alongwith two number of carp parking space situated at Village - Ambivali, - Verso area, Vilalge - Ambivalue Taluka - Andheri, Survey No.111-A (part), B(part) and C(part), and CTS No.866 B/1 of Village - Ambivali, J.P. Road, Opp. Gurudwara Bunglows, Andheri (West) Mumbai - 400058 admeasuring 152.90 sq.mtrs. built-up area, alognwith two car parking spaces admeasusinr 27.05 sq.mtrs. bearing C.T.S. No. 866/B/1 part, Village - Ambivali, Versova Area, Taluka - Andheri, Mumbai Suburbarn District, and more particularly described in the schedule hereundern written.

b) The Transferor is seized and possessed of or otherwise well and suffiently entitled residential Flat No.2005, 20<sup>th</sup> Floor, in A Wing, Western Heights Co-operative Housing Society Limited, (Regn. No.MUM/WKW/HSG/(tc)/16178/2019-2020), situated at - Survey Nc.111-A (part), B(part) and C(part), CTS No.866/B/1 of Village - Ambivali, J.P. Road, Opp. Gurudwara Bunglows, Andheri (West) Mumbai - 400058 admeasuring 152.90 sq.mtrs. built-up area, alognwith 2 car parking spaces admeasusinr 27.05 sq.mtrs. The said Flat No. 2005 is hereinafter referred to as "said Premises".

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34, Jyoti Nagar Co-operative Housing Society Limited, Part 2 ,  
 Plot - 79, 111/D, Opp. RTO Road, 4 Bungalows, Andheri (West),  
 Azad Nagar, Mumbai - 400 053 hereinafter referred to as "The  
 Transferees" (which expression shall mean and include them,  
 their heirs, executors, administrators and assigns) of the party  
 of the Second Part.

WHEREAS

a) By Registered Agreement for sale dated 26.05.2015,  
 executed between Adani Estates Pvt. Ltd., a company registered  
 under the Companies Act, 1956 as the Developer of the One part  
 and Sandeep Jain as Purchaser of the other part bearing  
 Registration No. BDR-17, 4260/2015 dated 26.05.2015. The

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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन् 2019-20



बदर-१६		
अनुच्छेद क्रमांक:	25	ल
दरकर्त्याचे नाव:	टीना डिग्नेश शिंदे	92097 9 88
तालुका:	मुंबई / अंधेरी / बोसीवली / कुर्ला	
गावाचे नाव:	आंबिवली	

गावाचे प्रकार : फ्लोरिडा अनुच्छेद क्रमांक:

दरकर्त्याचे नाव : टीना डिग्नेश शिंदे

तालुका: मुंबई / अंधेरी / बोसीवली / कुर्ला

गावाचे नाव: आंबिवली

नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- 866 व 1

मूल्य दरविभाग (झोन):- 47 उपविभाग: 230

मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक

प्रति चौ. मी. दर:- 188900/-

दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ:- 152.90 कारपेट बिल्ट अप चौ.मीटर/फूट-

कारपार्किंग: 27.05 गच्ची:                      पोटमाळा:-                     

मजला क्रमांक:- 20 व 1 उदवाहन सुविधा आहे/नाही

बांधकाम वर्ष:-                      घसारा:                     

बांधकामाचा प्रकार:- आर.सी.सी / इतर पक्के / अर्धे पक्के / कच्चे

बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र:-                      ज्यान्वये दिलेली घट / वाढ

भाडेकरू व्याप्त मिळकत असल्यास:- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)                     

$152.90 \times 188900 + 10\% = 31771091/-$  २. नवीन इमारतीत दिलेले क्षेत्र:-                     

$27.05 \times 51947.5 = 1405177.875$  ३. भाड्याची रक्कम:-                     

१५. लिहू अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम:-                     

निवासी / अनिवासी २. अनामत रक्कम/आगावू भाडे:-                     

३. कालावधी                     

१६. निर्धारित केलेले बाजारमूल्य:- 33176270.87/-

१७. दस्तामध्ये दर्शविलेली मोबदला :- 50200000/-

१८. देय मुद्रांक शुल्क:- 3012000/- देय नोंदणी फी: 3012000/-

१९. देय नोंदणी फी: 301000/-

लिपीक



सह दुय्यम निबंधक अंशेसी - ५



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 5  
दस्त क्रमांक : 12814/2019  
नोदणी :  
Regn:63m

गावाचे नाव : आंबिवली

करारनामा	50200000
33176270.875	
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 2005, माळा नं: 20 वा मजला, ए विंग, इमारतीचे नाव: वेस्टर्न हाइट्स, ब्लॉक नं: अपोझिट गुरुद्वारा बंगलो, रोड : जे पी रोड, अंधेरी प. मुंबई - 400 058, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 1371 चौ फूट कारपेट व सोबत दोन कार पार्किंग स्पेस चे क्षेत्रफळ 27.05 चौ. मी. ( ( C.T.S. Number : 866 B/1 ; ) )
(5) क्षेत्रफळ	1) 152.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तक्के.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-संदीप पारसमत जैन वय:-37; पत्ता:-प्लॉट नं: 503, माळा नं: 5, इमारतीचे नाव: इंद्र दर्शन, बिलडींग नं 17, ब्लॉक नं: ओशिवरा, अंधेरी प., रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-ADPPJ1897A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-टीना जिप्रेश शाह वय:-43; पत्ता:-34, -, ज्योती नगर सीएचएस लीमीटेड, पार्ट 2, प्लॉट 79, 111/डी, ऑप. आर टी ओ रोड, 4 बंगलो, अंधेरी प., आंधेरी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400053 पॅन नं:-BMEPS5513D 2): नाव:-जिप्रेश सुरेशचंद्र शाह वय:-45; पत्ता:-प्लॉट नं: 34, माळा नं: -, इमारतीचे नाव: ज्योती नगर सीएचएस लीमीटेड, ब्लॉक नं: पार्ट-2, प्लॉट 79, 111/डी, ऑप. आर टी ओ रोड, रोड नं: 4 बंगलो, अंधेरी प., महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAZPS9689Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2019
(10) दस्त नोदणी केल्याचा दिनांक	31/12/2019
(11) अनुक्रमांक, खंड व पृष्ठ	12814/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3012000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) घोरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह-दुय्यम निबंधक, अंधेरी - ५  
मुंबई उपनगर जिल्हा

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*Jyeshah*  
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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE MADE AT MUMBAI on 31<sup>st</sup> day of December, 2019 BETWEEN Sandeep Parasmal Jain aged about 37 years, having PAN No. ADPPJ1897A residing at - Indra Darshan Building 17, Flat No. 503, Oshiwara, Andheri (West), Mumbai - 400053, hereinafter called the "Transferor" (which expression shall mean and include him, his heirs, executors, administrators and assigns) of the Party of the First Part

AND

(1) Tina Jignesh Shah aged about 43 years, having PAN No. BMEPS5513D, (2) Jignesh Sureshchandra Shah, aged about 45 years, having PAN No. AAZPS9689Q both are residing at -

*Jyeshah*  
*JLH*

*for*