an Two Car I	Parking Space in the Society	Promise	
	_, and the TRANSFEREN	e remises	having Nos.
as, title and interest	, and the TRANSFEREES have in the Said Flat along with the	agreed to	acquire all his
embership of the Said	the Said Plat along with the		hares and the

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/- (Rupces Five Crores Two Lakhs Only) and the TRANSFEREES herein have agreed to acquire the same on payment of Rs. 5,02,00,000/- (Rupces 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.

EXPENDENTED TO

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REAS the TRANSFEROR is the registered member of WESTERN
S Co-operative Housing Society Ltd., registered with Dy. Registrar of Societies
abai, 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. 26th day of May, 2015 which was duly stamped & registered vide Document No. BDR17-4260-2015 dt. 26th 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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HEREAS by virtue of being the member of the Said Society viz.

HEIGHTS Co-operative Housing Society Ltd., holding _____ Fully paid
of Rs. 50/- each (Share Certificates not yet been issued by the Society to it's

AND WHEREAS the TRANSFEROR is absolutely seized and possessed off and sell and sufficiently entitled to Said Flat and the Said Shares of the Society viz.

WESTERN HEIGHTS CO - OPERATIVE HOUSING SOCIETY LTD.

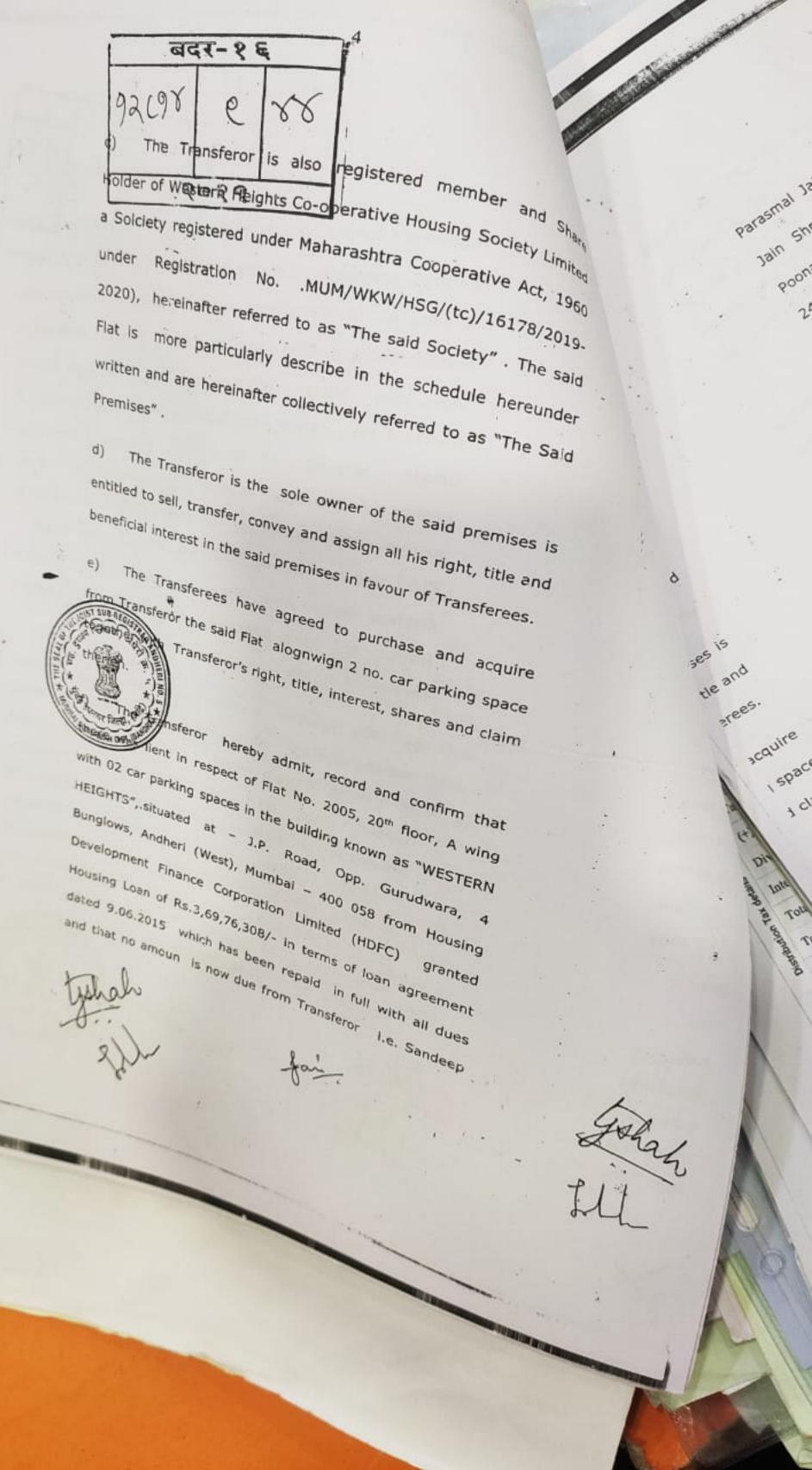
AND WHEREAS the TRANSFEROR has represented to the TRANSFEREES that he has been holding the Said Flat and the Said Shares as stated hereinabove and being the member of the said society, he is desirous of disposing off his rights, title and interest in the Said Flat and the membership of the said Society 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:-

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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Transferor herein become sole and absolute bwner of Elat No.2005, admeauring 1371 sq.ft. calpet area of the 20th 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 admeasusing 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

well and suffiently entitled residential Flat No.2005, 20th Floor, well and suffiently entitled residential Flat No.2005, 20th 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 Bunglows, built-up area, alognwith 2 car parking spaces 152.90 sq.mtrs. built-up area, alognwith 2 car parking spaces admeasusing 27.05 sq.mtrs. The said Flat No. 2005 is hereinafter referred to as "said Premises".

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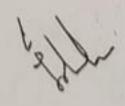
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34, Jyoti Nagar Co-operative Housing Society Limited, Part 2 , Plot - 79, 111/D, Opp. RTO Road, 4 Bunglows, Andheri (West), Azad Nagar, Mumbai - 400 053 hereinafter referred to as "The Transferees* (which expression shall mean and include them, their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

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



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this day of October' 2019.

BETWEEN

MR. SANDEEP JAIN Aged: 37 years, an adult, Indian Inhabitant, having address at Flat No. 503, 5th Floor, Bldg. No. 17, Indra Darshan Building, Oshiwara, Andheri (West), Mumbai – 400 053., hereinafter referred to as the "TRANSFEROR" (which expression it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART.

AND

MRS. TINA JIGNESH SHAH aged 43 years C. I. Additional adults, Indian Inhabitants, having address at 34, Jyotinagar CHS, 3rd Floor, Plot No. 79, 111D, Near Grande Imperial Banquets, 4 Bunglows, Andheri (West), Mumbai – 400 053., hereinafter referred to as the "TRANSFEREES" (which expression unless it be repugnant to the context or the "TRANSFEREES" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

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महाराष्ट्र शासन — नोंदणी व मुद्रांक विभाग मुल्यांकन अहवाल सन् <u>२०१</u>९-२७

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नोदंणी : Regn:63m

गावाचे नाव: आंबिवली

क्षेत्राचा प्रकार

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प्रोवटली । श्रजारभाव(भाडेपटटपाच्या श्री बाजार आकारणी देतो की एटेडार ते नमुद करावे)

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(३) भु-मापन,पोटहिस्सा व ग्रकमोक(असल्यास)

1) पालिकेचे नावः मुंबई मनपा इतर वर्णन : सदनिका नं: 2005, माळा नं: 20 वा मंजला, 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 ची फूट कारपेट व सोबत दोन कार पार्किंग स्पेस चे क्षेत्रफळ 27.05 चौ. मी.((C.T.S. Number : 866 B/1 ;))

1) 152.90 ची.मीटर (5) क्षेत्रफळ

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

टेवणा-था पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व

(7) दस्तऐवज करुन देणा-या/लिहून 1): नाव:-संदीप पारसमल जैन वय:-37; पत्ता:-प्लॉट नं: 503, माळा नं: 5, इमारतीचे नाव: इंद्र दर्शन, बिलर्डींग नं 17, ब्लॉक नं: ओशिवरा, अंधेरी प., रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-ADPPJ1897A

> 1); नाव:-टीना जिग्नेश शाह वय:-43; पत्ता:-34, -, ज्योती नगर् सीएचएस लीमीटेड, पार्ट 2, प्लाट 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:-जिग्नेश सुरेशचंद्र शाह वय:-45; पत्ता:-प्लॉट नं: 34, माळा नं: -, इमारतीचे नाव: ज्योती नागर सीएचएस तीमीटेड, ब्लॉक नं: पार्ट-2, प्लाट 79, 111/डी, ऑप. आर टी ओ रोड, रोड नं: 4 बंगलो, अधेरी प. , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन ने:-AAZPS9689Q

(9) दस्तऐवज करुन दिल्याचा दिनांक

31/12/2019

(10)दस्त नोंदणी केल्पाचा दिनांक

31/12/2019

(11)अनुक्रमांक, खंड व पृष्ठ

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(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 3012000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा

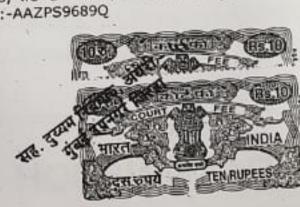
मुल्यांकनासाठी विचारात घेतलेला

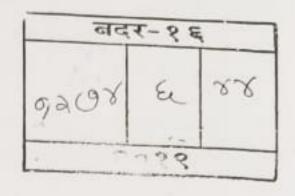
अनुच्छेद :- :

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



सह्र-दुय्यम निबंधक, अंधेरी - ५, मुंबई उपनगर जिल्हा







AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE MADE AT MUMBAI on 31 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

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

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for