

AGREEMENT FOR SALE

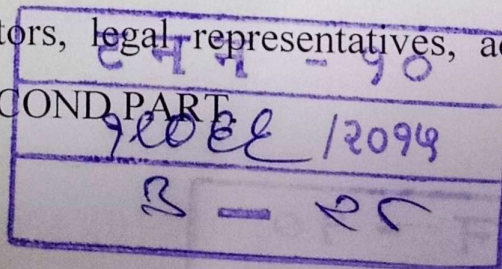
THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Thane, this 15th day of Dec. 2015

BETWEEN

1)MR. ANIL R. MIRANI 2)MRS. KIRAN A. MIRANI Both Adults, Indian Inhabitant having address at FLAT NO.403/B-WING ON THE FOURTH FLOOR OF BUILDING KNOWN AS SUPREME PARK CO-OPERATIVE HOUSING SOCIETY LTD. situated at S.NO.168/2, VILLAGE:MIRA, SUPREME PARK, OPP:VIJAY PARK, MIRA ROAD (EAST), THANE-401107 called the "VENDORS/SELLERS" and hereinafter for brevity sake referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the FIRST PART

AND

1)MUKESH MANJIBHAI VASOYA 2)GARGI MUKESH VASOYA Both Adults, Indian Inhabitant having address at B/404, Supreme Park CHS Ltd., Opp:Vijay Park, Mira Bhayander Road, Mira Road(East), Thane-401107 called the "VENDEES/PURCHASERS" and hereinafter for brevity sake referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.



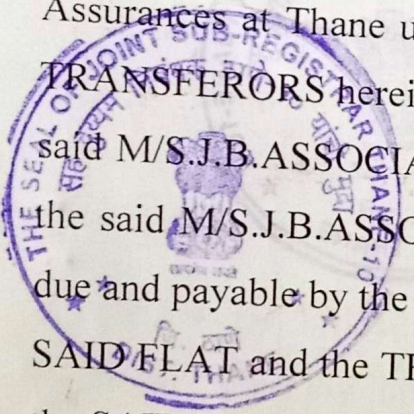
(Handwritten signature)
Kiran M

(Handwritten signature)
M.M. Vasoya
M.M. Vasoya

WHEREAS, the TRANSFERORS had purchased the SAID FLAT along with all rights: title and interest vide an Agreement for Sale dated 15-07-1996 entered between M/S.J.B.ASSOCIATES, having office 3, Dwarka, Saraswati Road, Santacruz(West), Mumbai-400054 here referred to as "the Builders" therein and the TRANSFERORS herein referred to as "the Purchasers" therein and the said M/S.J.B.ASSOCIATES agreed to sell to the TRANSFERORS and the TRANSFERORS agreed to purchase from M/S.J.B.ASSOCIATES the SAID FLAT being FLAT NO.403/B-WING admeasuring 655 SQ. FT. (SUPER BUILT UP) ON THE FOURTH FLOOR OF BUILDING KNOWN AS SUPREME PARK CO-OPERATIVE HOUSING SOCIETY LTD. situated at S.NO.168/2, VILLAGE:MIRA, SUPREME PARK, OPP:VIJAY PARK, MIRA ROAD(EAST), THANE-401107 at the price and on the terms and conditions mentions therein on the land more particularly described in SCHEDULE written hereunder.

AND the said Original Agreement for Sale dated 15-07-1996 with M/S.J.B.ASSOCIATES lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No.CHHA-1200/1996 on 17-10-1996 AND the TRANSFERORS herein paid entire purchase price of the SAID FLAT to the said M/S.J.B.ASSOCIATES as per the agreement recited herein before and the said M/S.J.B.ASSOCIATES admitted and confirmed that no amount is due and payable by the TRANSFERORS herein in respect of purchase of the SAID FLAT and the TRANSFERORS herein had taken actual possession of the SAID FLAT and till this day are in occupation of the SAID FLAT.

By an Agreement dated 07-08-2014 entered between the TRANSFERORS AND MRS.SHIVANI RAJU SINGH, who want to purchase the SAID FLAT at and for the total consideration set out therein and on the terms and conditions mentioned therein and lodged the same for registration at the office of the Sub-Registrar of Assurances Thane under No.TNN7-06319-2014 on 11-08-2014 but MRS.SHIVANI RAJU SINGH, unable to pay



2008 12094
8-25

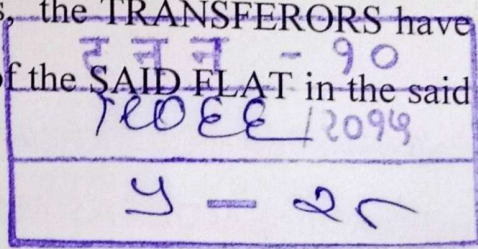
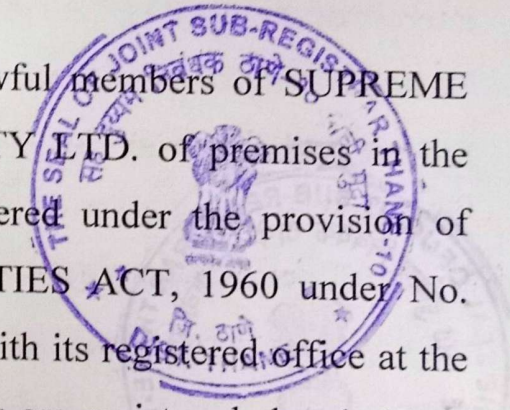
[Handwritten signature]

M.M. Vajoye
CR-M.Vajoye

Balance Payment to the TRANSFERORS in considerable time hence, the TRANSFERORS entered the Deed of Cancellation Dated 16-05-2015 and lodged the same for registration at the office of the Sub-Registrar of Assurances Thane under No.TNN7-3632-2015 on 19-05-2015 and cancelled the said Agreement for Sale entered dated 07-08-2014 which treated as null and void and ineffective and the TRANSFERORS here get back all rights, title and interest in respect of the SAID FLAT.

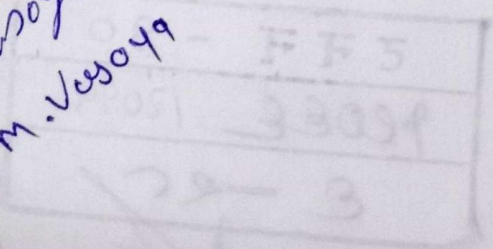
WHEREAS, the TRANSFERORS are, the legal, lawful and absolute owners of FLAT NO.403/B-WING ON THE FOURTH FLOOR OF BUILDING KNOWN AS SUPREME PARK CO-OPERATIVE HOUSING SOCIETY LTD. situated at S.NO.168/2, VILLAGE:MIRA, SUPREME PARK, OPP: VIJAY PARK, MIRA ROAD(EAST), THANE-401107(*here referred to as the "SAID FLAT"*).

AND, the TRANSFERORS are legal and lawful members of SUPREME PARK CO-OPERATIVE HOUSING SOCIETY LTD. of premises in the building referred to herein above and registered under the provision of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 under No. TNA/(TNA)/HSG/(TC)/9282/Dt:15-07-1997 with its registered office at the same building, and WHEREAS such members are registered shareholders, holding Shares Certificate No. ___ of five fully paid up shares of Rs.50/=each, bearing distinctive no. from ___ to ___ (both inclusive) for the total face values of Rs.250/=of the SAID SOCIETY standing in their names AND whereas such members and share holders, the TRANSFERORS have full rights; title, share, interest and possession of the SAID FLAT in the said society's building.



[Handwritten signature]

M.M. Vasoya
G.M. Vasoya



AND, the TRANSFEREES approached to the TRANSFERORS with an intention to purchase the SAID FLAT and after various meetings and negotiations between both the parties, the TRANSFERORS have agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES have agreed to purchase, acquire from the TRANSFERORS, the SAID FLAT being FLAT NO.403/B-WING ON THE FOURTH FLOOR OF BUILDING KNOWN AS SUPREME PARK CO-OPERATIVE HOUSING SOCIETY LTD. situated at S.NO.168/2, VILLAGE:MIRA, SUPREME PARK, OPP:VIJAY PARK, MIRA ROAD(EAST), THANE-401107 with the fixtures, fittings and amenities provided therein by the builders for the **Agreed Consideration of RS.40,00,000/=(RUPEES FORTY LAKHS ONLY)** and the parties hereto are desirous of executing this Agreement for Sale in respect thereof

AND the TRANSFEREES are desirous of acquiring the rights, title and interest of the SAID FLAT with all deposits and contributions made by the TRANSFERORS with various local authorities including Reliance Energy Ltd. for the beneficial, enjoyment and occupation of the SAID FLAT.

AND, the TRANSFERORS have agreed to sell, assign and transfer to the TRANSFEREES all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREES at and for the **Agreed Consideration of RS.40,00,000/=(RUPEES FORTY LAKHS ONLY)** with all deposits and contributions made by the TRANSFERORS either through the builders or the society with various local authorities including Reliance Energy Ltd. for the beneficial, enjoyment and occupation of the SAID FLAT.

AND, the TRANSFEREES have agreed to purchase the said shares and rights of the SAID FLAT with all deposits and benefits thereof at and for the total considerations as previously mentioned and to get the membership and the said shares transferred in their names with permanent right of use and occupation of the SAID FLAT.

दस्तावेज - १०
१००००० १२०१९
९-२०

[Handwritten signature]

M. M. Vaidya
or. M. Vaidya

NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The TRANSFERORS shall sell, assign and transfer all the said shares and rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREES at and for the *Agreed Consideration* of **RS.40,00,000/= (RUPEES FORTY LAKHS ONLY)** and the TRANSFEREES shall pay to the TRANSFERORS the entire amount of Agreed Consideration in the following manners:

RS.5,21,000/= the TRANSFEREES hereby paid to the TRANSFERORS on/or before execution hereof as and by way of Part Payment of Agreed Consideration

RS.10,00,000/= the TRANSFEREES hereby paid to the TRANSFERORS on/or before 24-11-2015 as and by way of Part Payment of Agreed Consideration

RS.24,79,000/= the TRANSFEREES hereby paid to the TRANSFEROR on/or before 16-12-2015 as and by way of Full & Final Payment of Agreed Consideration through any Other Sources

The TRANSFERORS hereby admit and acknowledge to have received the said sum of **RS.40,00,000/= (RUPEES FORTY LAKHS ONLY)** being *Full & Final Payment* of Agreed Consideration and the TRANSFERORS shall acquit, release and discharge every part thereof to the TRANSFEREES *forever with immediate effect:*

If the said Cheque paid will be returned/bounced by the TRANSFEREES, in this case, the said Agreement for Sale is hereby mutually cancelled and treated as null and void and ineffective the TRANSFEROR may terminate this Agreement for non-compliance

72088 / 2099
6 - 25

[Handwritten signature]

M.M. Vajoye
G.M. Vajoye

9) All expenses incidental to this agreement including Cost of Agreement, Stamp duty, Registration Fees & Charges, Legal Expenses etc. if any payable on this agreement shall be borne and paid by the TRANSFEREES, who shall also observe and perform all stipulations and rules laid down by the Co-operative Housing Society Limited in relation to the occupation and use of the SAID FLAT in the Society and shall pay and contribute regularly and punctually towards the maintenance, taxes, expenses or other outgoings in respect of the SAID FLAT as and when due from the date of possession.

10) This Agreement for Sale executed subject to the provisions of the Maharashtra Ownership Flat Act, 1963 and subject to the rules and regulations of the Co-operative Housing Societies governed by the Maharashtra Co-operative Societies Act 1961.

11) The Transfer Fees payable to Society/Builders on this Agreement shall be borne and paid equally by the TRANSFERORS AND the TRANSFEREES. In addition, the TRANSFERORS shall obtain NO OBJECTION CERTIFICATE in favor of the TRANSFEREES at earliest.

THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:
Residential Premises being FLAT NO.403/B-WING admeasuring 655 SQ. FT. (SUPER BUILT UP) ON THE FOURTH FLOOR OF BUILDING KNOWN AS SUPREME PARK CO-OPERATIVE HOUSING SOCIETY LTD. situated at S.NO.168/2, VILLAGE:MIRA, SUPREME PARK, OPP:VIJAY PARK, MIRA ROAD(EAST), THANE-401107 ON ALL THAT PIECE or parcel of land or ground lying being and situate at **Village Mira** and Taluka and District of Thane within

the limits of Mira-Bhayander Municipal Corporation and in the Registration district and Sub-district of Thane and bearing **Survey No.168/2**

90 - 25
BUILDING COMPRISES GROUND/FLOOR + 7 UPPER FLOORS.


[Handwritten signature]
Kiran M

[Handwritten signature]
M.M. Vengayk
G.M. Vengayk

IN WITNESS WHEREOF THE TRANSFERORS AND THE TRANSFEREES HERETO AND HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE MONTH AND THE YEAR FIRST ABOVE WRITTEN IN PRESENCE OF THE FOLLOWING WITNESSES:

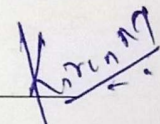
SIGNED & DELIVERED by the within named
The VENDORS/SELLERS/TRANSFERORS

1) MR. ANIL R. MIRANI





2) MRS. KIRAN A. MIRANI

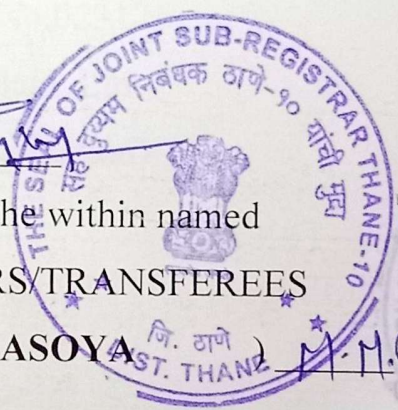


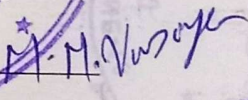


In the presence of _____

SIGNED & DELIVERED by the within named
The VENDEES/PURCHASERS/TRANSFEREES

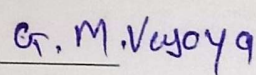
1) MUKESH MANJIBHAI VASOYA



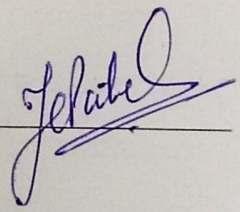


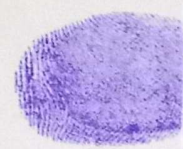


2) GARGI MUKESH VASOYA



In the presence of _____





ट न न - १०
१००६६ / २०१४
११ - २८

मिरा-भाईंदर नगरपालिका परिषद

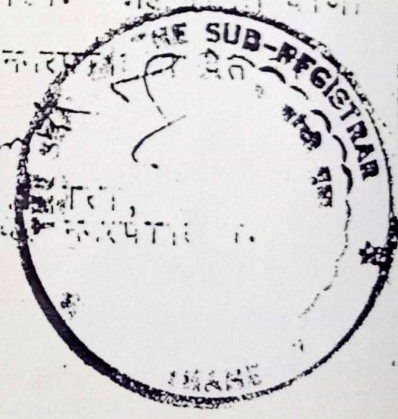
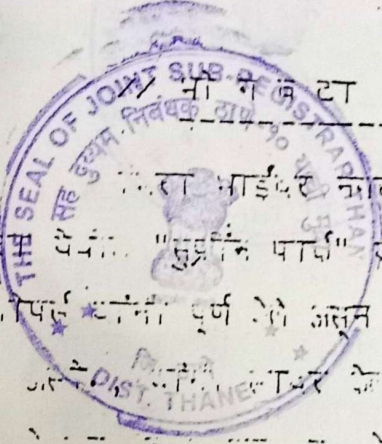
MIRA-BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईंदर
उत्तमपती गिवाणी मद्यालय मार्ग, भाईंदर (प.) पीन कोड-४०११०१.

गिन्यां 3902/420/22-24

दिनांक 30/2/22

- वाचको :-
१. ने. दुष्यंत पटेल अँड असो. यांचा वि. १७/१/२६ चा अर्थ.
 २. ने. लक्ष्मण ग्राधिकारी नागरी संकुलने ठाणे यांचे वडील आदेश क्रमांक ए. स्ल. सी. /टे. अ/मिरा/स्स. आर. -२३ दि. २४/८/२२ ची मंजूरी
 ३. मिरा भाईंदर नगरपालिका परिषद जा. क्र. नपा/नर/६२७/११८६०/२३-२४ दि. २४/१/२४ अन्वये अकृषिक वापरालाठी नाहरकत दाखला.
 ४. ने. जिल्हाधिकारी सांगे, ठाणे यांचे वडील आदेश क्रमांक महसुल/कक्ष-१/टे-७/एन. ए. पी. /स्स. आर. /४३/२४ दि. १/९/२४ ची अकृषिक मंजूरी.
 ५. मिरा भाईंदर नगरपालिका पत्र क्र. नपा/नर/१९०१/५७२१/२४-२५ दि. १७/१०/२४ अन्वये बांधकाम परवानगी.
 ६. ने. दुष्यंत पटेल अँड असो. यांचा इमारत पूर्णत्वाचा दाखला.
 ७. ने. वी. जे. वैहता अँड असो. यांचा इमारत तांत्रिक दृष्ट्या योग्यतेचा दाखला.



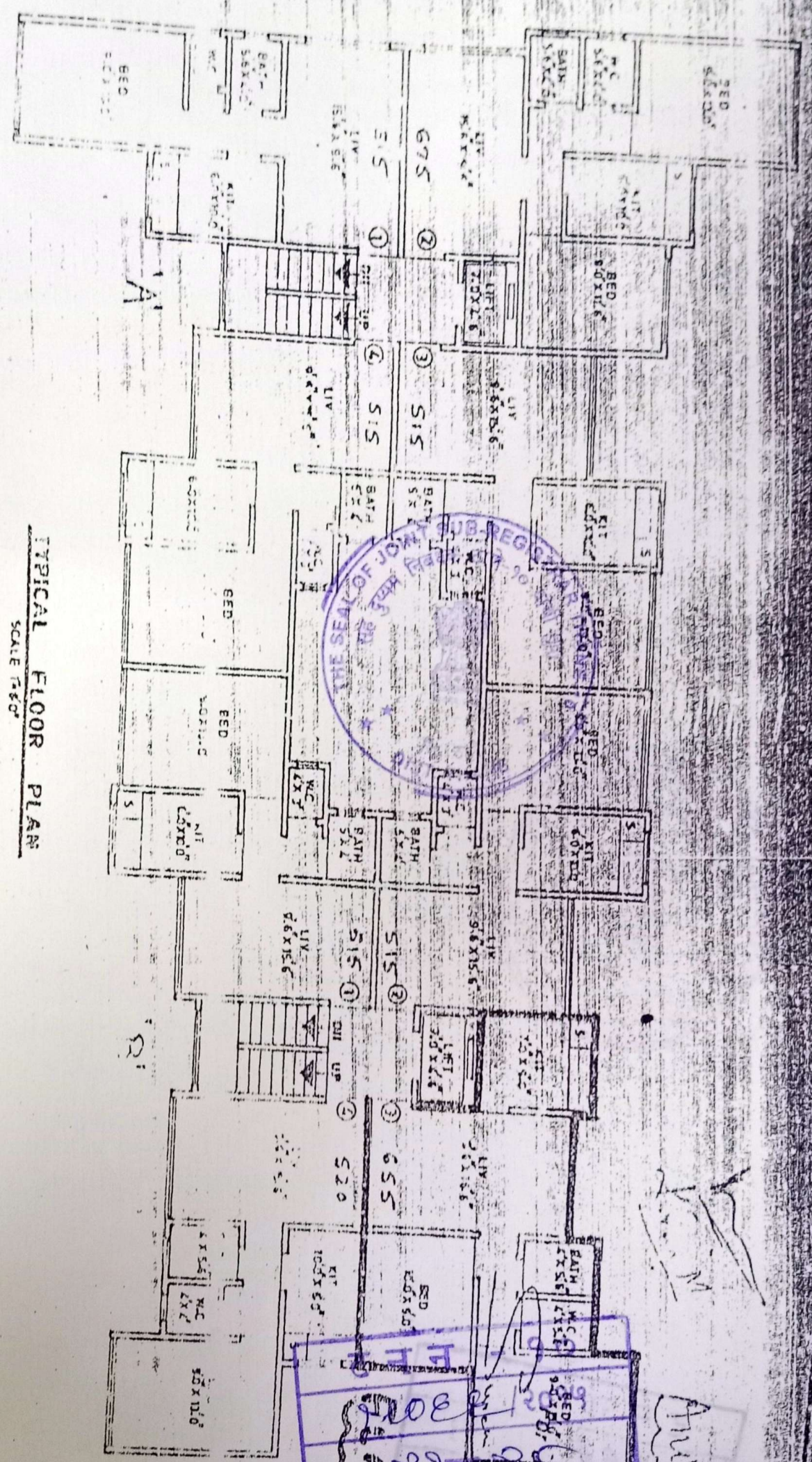
रनन - १०
१९०६६ / २०१५
२० - २५

रनन - १०
६६०

K/S SUPREME BUILDERS PRIVATE LTD

1. DURGAKA BUILDING, SARASWATI
SANTALURU (W), BANGALU - 400054.
PHONE: OFF: 465551; 6410022.

Typical Floor



TYPICAL FLOOR PLAN
SCALE 1:80

PROPOSED BUILDING ON S.N.E - 168/2
OF VILLAGE KANA EAST, DIST - THANA.

Supreme Inter

DUSHYANI PATEL ASSOCIATES
Technical Engineers, Surveyors & Estimators.
16, ROOP KAMAL, OFF: FINE STRADE,
S.V. ROAD, KANDIVALI (WEST),
BOMBAY - 400087.
PHONE: OFF: 6060882; RES: 400087.

PARITHE
G 1403

Ami Mirani
Kiran Mirani

गावाचे नाव : 1) मिरे

विलेखाचा प्रकार	करारनामा
मोबदला	4000000
वाजारभाव(भाडेपट्टयाच्या वतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	3525590.4
भू-मापन,पोटहिस्सा व घरक्रमांक मल्ल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: मौजे मिरा,वार्ड क्यू,विभाग 5/22,मदनिका क्र. 403,चौथा मजला,बी विंग,सुप्रिम पार्क को ऑप ही सो ली,विजय पार्क समोर,मिरारोड पूर्व ठाणे. सर्वे न. 168/2,क्षेत्रफळ 60.87 चौ.मी.सुपर बिल्टअप.((Survey Number : 168/2 ;))
क्षेत्रफळ	1) 60.87 चौ.मीटर
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करुन देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे व पत्ता.	1): नाव:-अनिल आर. मिराणी - - वय:-47; पत्ता:-प्लॉट नं: वी/403, माळा नं: -, इमारतीचे नाव: सुप्रिम पार्क , ब्लॉक नं: विजय पार्क समोर , रोड नं: मिरारोड पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- AFNPM1421R 2): नाव:-किरण ए मिराणी - - वय:-47; पत्ता:-प्लॉट नं: वी/403, माळा नं: -, इमारतीचे नाव: सुप्रिम पार्क , ब्लॉक नं: विजय पार्क समोर , रोड नं: मिरारोड पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:- AIWPM5313N
दस्तऐवज करुन घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश मनजीभाई वसोया - - वय:-39; पत्ता:-प्लॉट नं: वी/404, माळा नं: -, इमारतीचे नाव: सुप्रिम पार्क , ब्लॉक नं: विजय पार्क समोर , रोड नं: मिरारोड पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ADPPV5163R 2): नाव:-गार्गी मुकेश वसोया - - वय:-32; पत्ता:-प्लॉट नं: वी/404, माळा नं: -, इमारतीचे नाव: सुप्रिम पार्क , ब्लॉक नं: विजय पार्क समोर , रोड नं: मिरारोड पूर्व ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-
दस्तऐवज करुन दिल्याचा दिनांक	15/12/2015
दस्त नोंदणी केल्याचा दिनांक .	15/12/2015
अनुक्रमांक,खंड व पृष्ठ	19066/2015
वाजारभावाप्रमाणे मुद्रांक शुल्क	240000
वाजारभावाप्रमाणे नोंदणी शुल्क	30000
शेरा	



मल्यांकनासाठी विचारात घेतलेला तपशील:- मल्यांकनाची आवश्यकता नाही कारण आधी केलेले मल्यांकन कारणाचा तपशील आधी केलेले मल्यांकन (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

शुल्क आकारताना निवडलेला तपशील:-

Smeth

SUPREME PARK CO-OP. HSG. SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960.)
REGD. NO. TNA/(T.N.A.)/HSG./ (TC) / 9282 DT. 15-7-97

S. NO 168/2, VILLAGE MIRA, MIRA ROAD (EAST), DIST. THANE, PIN CODE-401 107.

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.


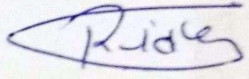
Member's Register No.	<u>41</u>	Certificate No.	<u>041</u>
Name(s) of Holder(s)	<u>MR. ANIL R. MIRANI / MRS. KIRAN. A. MIRANI.</u>		
No. of Shares held	<u>FIVE ONLY.</u>	(In bold figures)	<u>(5)</u>
	(In words)		
Distinctive No.(s) From	<u>0201</u>	To	<u>0205</u>
	(Both inclusive)		

Given under the Corporate Seal of the Society this 9th day of JAN 1998

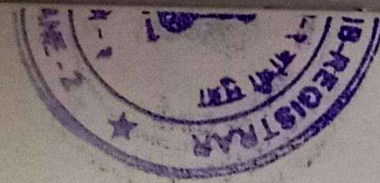


Govindrao Gurus Mirani Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee.

MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

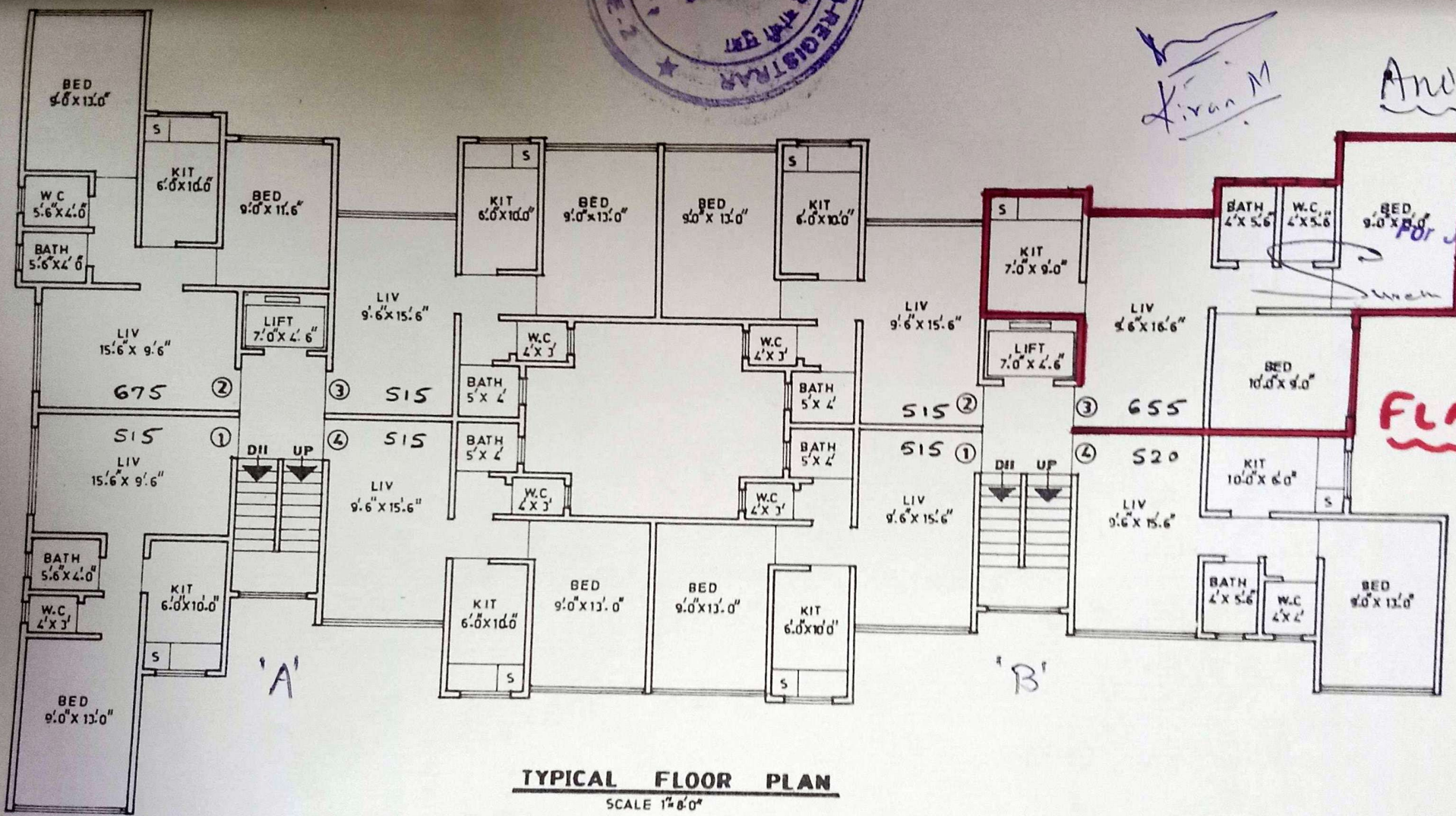
Date & Sr. No. of Transfer 1	Date of General of Body/Managing Committee Meeting at which transfer was approved 2	To whom Transferred 3	Sr No in the Share Register at which the transfer of Shares held by the Transferor is Registered 4	Sr. No. in the Share Register at which the name of the Transferee is recorded 5
12/08/2019 Old no 41 New no. 120	Mukesh M. rasoya. Haraji mukesh rasoya. Chairman <i>[Signature]</i>	 Hon. Secretary	Old no - 41 New no - 120 ^{NEW BOOK}	 Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member

26



Kiran M

*Anil Mirani.
Kiran Mirani*



*B. ASSOCIATES
PARTNER.*

**FLAT NO -
B/403**

TYPICAL FLOOR PLAN
SCALE 1"=8'-0"

FOURTH FLOOR

SUPREME PARK

M/S SUPREME BUILDERS PRIVATE LTD
Developers

3, DWARKA BUILDING, SARASWATI ROAD,
SANTACRUZ (W), BOMBAY - 400054.
PHONE : OFF: 6485231, 6499582.

PROPOSED BUILDING ON S.No - 168/2
OF VILLAGE MIRA [East], DIST - THANA.

DUSHYANT PATEL ASSOCIATES
architects, engineers, surveyors, & int. designers.

16, ROOP KAMAL, OPP: FIRE BRIGADE,
S. V. ROAD, KANDIVLI (WEST),
BOMBAY - 400067.
PHONE : OFF: 8060882, RES: 8933980.