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पावती

Original/Duplicate

Monday, September 16, 2024

नोंदणी क्र.: 39म

4:07 PM

Regn.: 39M

पावती क्र.: 19578 दिनांक: 16/09/2024

गावाचे नाव: ढोकाळी

दस्तऐवजाचा अनुक्रमांक: टनन5-16932-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: हरमेश प्रविण मजीठिया - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त ,खंबनेल प्रिंट,सूची-२ अंदाजे
4:26 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

वाजार मुल्य: रु.8192944.2 /-

मोबदला रु.8200000/-

भरलेले मुद्रांक शुल्क : रु. 574000/-

सह दुय्यम निबंधक, ठाणे क.५

1) देयकाचा प्रकार: DHC रकम: रु.720/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924147607138 दिनांक: 16/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008296710202425E दिनांक: 16/09/2024

बँकेचे नाव व पत्ता:

Hmajithia

Whereas:-

(A) With respect to ALL THAT RESIDENTIAL PREMISES bearing Flat No. 804, admeasuring 542 Sq. ft. Carpet area, on the 8th Floor, in the

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Building No. 4 in the Building known as "IRIS", of the society known as "RUNWAL GARDEN CITY TOWER 4 (IRIS) Co-operative Housing Society Ltd" in the complex Known as "RUNWAL GARDEN CITY PHASE 2" standing on the plot of land bearing S. No. 208 (P) TO 212 (P), S.N. 214, S.N. 215 (P) TO 211, NEW S. NO. 43, H. NO. 2, 3, 4A, 4B, 4C, 4D, S. N. 44, H. NO. 1, 2A, 2B, S. N. 45, H. NO. 1A, 1B, AND 2 TO 46, H. NO. 1, 2, 3A, 3B, 4 TO 17A, S. N. 47, H. NO. 2 TO 5 AND 7, S. N. 48, H. NO. 3 TO 6, AND 9, S. N. 50, H. NO. 1 AND 2, S. N. 51 H. NO 1 TO 5, S. N. 52, H. NO 1 TO 3, S. NO 53 H. NO 1 TO 3, S. NO 54 H. NO 1 TO 4, 5A TO 6, 5B, 5C, 5G, 5D AND 8A, S. NO 55 H. NO 1A, 1B AND 2 S. NO 56 H. NO 1 TO 6, of Village - Dhokali, Thane (W) and situated at Near Piramal Healthcare, Balkum, Thane (W) 400608, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane (hereinafter referred to as "the said Flat").

(B) WHEREAS the Flat No. 804, admeasuring 542 Sq.ft. Carpet area, on the 8th Floor, in the Building No. 4 in the Building known as "IRIS", of the society known as "RUNWAL GARDEN CITY TOWER 4 (IRIS) Co-operative Housing Society Ltd" in the complex Known as "RUNWAL GARDEN CITY PHASE 2" was originally purchased by MISS. SHABANA IKBAL PARKAR from M/S. DHRUVA WOOLLEN MILLS PVT. LTD. vide Agreement for Sale dated 07.12.2009 and registered the same with Sub- Registrar of Assurances, Thane under Document No. TNN1-7613-2009, Dated 15.12.2009 with appropriate Stamp duty and Registration Fees paid and she has acquired all rights, title and interest in **Flat No. 804, admeasuring 542 Sq. ft. Carpet area,** on the 8th Floor, in the Building No. 4 in the Building known as "IRIS", of the society known as "RUNWAL GARDEN CITY TOWER 4 (IRIS) Co-operative Housing Society Ltd" in the complex Known as "RUNWAL GARDEN CITY PHASE 2" standing on the plot of land

Barbar

B. P. Majithia
B. P. Majithia
B. P. Majithia

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AND WHEREAS on coming to know the intention of the TRANSFEROR regarding sale of the said Premises, the TRANSFEREES approached the TRANSFEROR and negotiated for sale and transfer of the said Premises in the said Society in their favor.



(C) The TRANSFEROR has agreed to sell and transfer to the TRANSFEREES the said Flat for a total consideration of Rs.82,00,000/- (Rupees Eighty Two Lakhs Only).

(D) Pursuant to the negotiations between the TRANSFEROR and the TRANSFEREES, the TRANSFEROR has agreed to sell and transfer to the TRANSFEREES and the TRANSFEREES has agreed to purchase and acquire from the TRANSFEROR the said Flat free from all encumbrances of any nature and whatsoever together with all rights, privileges and benefits of the TRANSFEROR incidental to the ownership of the said Flat for a total consideration as set out herein and on the terms and conditions hereinafter appearing;

Now These Presents Witnesseth As Follows in consideration of the recitals, representations, warranties and covenants contained herein, the Parties hereto, intending to be legally bound, hereby agree as follows:-

1. The parties (both the TRANSFEROR and the TRANSFEREES) hereby acknowledge and confirm that the aforesaid recitals, annexure and schedule form an integral part of this Agreement.
2. In pursuance of this Agreement and in consideration of the total and final consideration of Rs.82,00,000/- (Rupees Eighty Two Lakhs Only) (which includes proportionate price for common areas, Balcony and other facilities /entitlements) agreed to be paid to TRANSFEROR by the TRANSFEREES; TRANSFEROR hereby sells, assigns, conveys and transfers unto the TRANSFEREES, and the TRANSFEREES both hereby purchase and acquire from TRANSFEROR the absolute, legal and exclusive right to hold, possess,

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- 4 -

Hajira Mujitha

B.P. Mujitha

Shree

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made and entered into at THANE this 16th day of September, 2024.

BETWEEN

Parkar - Prinjithia
B.P. moithice

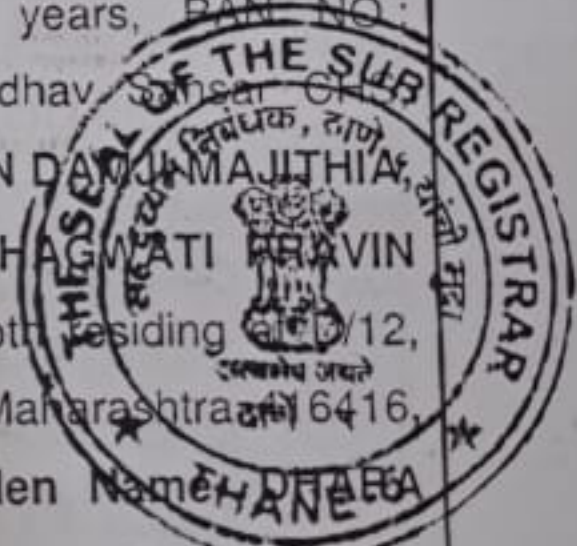
Shree

MISS. SHABANA IKBAL PARKAR (NRI), Age 45 years, PAN NO. AKRPP2132P, residing at Flat No. 804, 8th Floor, Iris, Runwal Garden City Tower 4, Near Piramal Healthcare, Balkum, Thane (W) 400608, hereinafter referred to as "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, successors, executors and administrators) of the One Part;

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AND

(1) MR. HARMESH PRAVIN MAJITHIA, Age 38 years, PAN NO.: ATUPM7297C, Residing at - Flat No. 701, B/3, Madhav Sansar, Khadakpada, Kalyan (W), Thane 421301 (2) MR. PRAVIN DAMODAR MAJITHIA, Age 67 years, PAN NO.: AAZPM3878R, (3) MRS. BHAGWATI PRAVIN MAJITHIA, Age 66 years, PAN NO.: AHAPM6429L, both residing at Flat No. 12, Rajmati Complex, 354, 2/C, Neminath Nagar, Sangli, Maharashtra 441616. AND (4) MRS. DHARA HARMESH MAJITHIA (Maiden Name: DHARA MANOJ SEJPAL), Age 32 years, PAN NO.: FQQPS4536G, All Indian Inhabitant, a having address at 302, Saraswati Anant CHS, Subhash Road, Dombivali (W), Kalyan, thane 421202, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors and administrators) of the Other Part;



Parkar

Prinjithia
Prinjithia
B.P. moithice

Shree

गावाचे नाव : ढोकाळी

(1) विनिष्ठाचा प्रकार	कगनामा
(2) मोबदला	8200000
(3) राजारभाव (भाडेपट्ट्याच्या शब्दनिवृत्तीकर आकारणी देणे वी पट्टेदार व नमुद करणे)	8192944.2

(4) न-मागण. पोटहिंग्ना व परक्रमांक (अमल्याम)

1) गाविकेचे नाव: ठाणे म. न. पा. इतर वर्णन : इतर माहिती: मदनिका क्र. 804, 8वा मजला, विन्दीग नं. 4, आयर्गिम विन्दीग, रणवाल गार्डन मिटी टॉवर 4 (आयर्गिम) को. ऑफ. डी. सोमायटी लि, रणवाल गार्डन मिटी फेज 2, बालकुम, ठाणे. मदनिकाचे क्षेत्र 542 चौ. फुट कार्गंट ((Survey Number : S. No. 208 (P) TO 212(P), S.N.214, S.N.215(P) TO 211. NEW S.NO. 43, H.NO. 2,3,4A, 4B, 4C, 4D, S.N. 44, H.NO. 1,2A, 2B, S.N.45, H.NO.1A, 1B, AND 2 TO 8, S.N. 46, H.NO.1,2,3A,3B,4 TO 17A, S.N.47, H.NO.2 TO 5 AND 7, S.N.49, H.NO.3 TO 6, AND 9, S.N.50, H.NO. 1 AND 2, S.N. 51 H.NO 1 TO 5, 6A, 6B AND 7 TO 15 S.NO 52, H.NO 1 TO 3, S.NO 53 H.NO 1 TO 3, S.NO 54 H.NO 1 TO 4, 5A TO 6, 5B, 5C, 5G, 5D AND 8A, S.NO 55 H NO 1A, 1B AND 2 S.NO 56 H. NO 1 TO 6 :))

(5) क्षेत्रफळ

1) 542 चौ. फुट

(6) आकारणी किंवा जुडी देण्यात आलेले नक्शा.

(7) इन्वॉयस करून देणा-या/निवृत्त देवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-शबाना इकबाल परकार - - वय:-45; पत्ता:-प्लॉट नं: फ्लॉट नं. 804, . माळा नं: 8वा मजला, . इमारतीचे नाव: आयर्गिम, रणवाल गार्डन मिटी टॉवर 4, . ब्लॉक नं: . रोड नं: बालकुम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AKRPP2132P

(8) इन्वॉयस करून घेणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:-हरमेश प्रविण मजीठिया - - वय:-38; पत्ता:-प्लॉट नं: फ्लॉट नं. 701, वी/3, . माळा नं: 7. इमारतीचे नाव: माधव संमार सोमायटी, . ब्लॉक नं: . रोड नं: खडकपाडा, कल्याण, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ATUPM7297C

2): नाव:-प्रविण दामजी मजीठिया - - वय:-67; पत्ता:-प्लॉट नं: वी/12, . माळा नं: . इमारतीचे नाव: राजमती कॉम्प्लेक्स, . ब्लॉक नं: . रोड नं: मिर्ज मांगली रोड, नेमीनाथ नगर, मांगली, महाराष्ट्र, मांगली. पिन कोड:-416416 पॅन नं:-AAZPM3878R

3): नाव:-भगवती प्रविण मजीठिया - - वय:-66; पत्ता:-प्लॉट नं: वी/12, . माळा नं: . इमारतीचे नाव: राजमती कॉम्प्लेक्स, . ब्लॉक नं: . रोड नं: मिर्ज मांगली रोड, नेमीनाथ नगर, मांगली, महाराष्ट्र, मांगली. पिन कोड:-416416 पॅन नं:-AHAPM6429L

4): नाव:-धारा हरमेश मजीठिया (पुर्वाश्रमीचे नाव- धारा मनोज मंजपाल) - - वय:-32; पत्ता:-प्लॉट नं: 302, . माळा नं: 3. इमारतीचे नाव: मरुवती अनंत सोमायटी, ब्लॉक नं: . रोड नं: मुभाप रोड, चिंचोलीचा पाडा, कल्याण, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-FQQPS4536G

(9) इन्वॉयस करून दिल्याचा दिनांक

16/09/2024

(10) दस्त नोंदणी केल्याचा दिनांक

16/09/2024

(11) अनुक्रमांक खंड व पृष्ठ

16932/2024

(12) राजारभावाप्रमाण मूद्रांक शुल्क

574000

(13) राजारभावाप्रमाण नोंदणी शुल्क

30000

(14) शंग

सह दुख्यम निबंधक, ठाणे क्र. ५

मूद्रांकनामादी विचारान घेतलेल्या तपशील :-

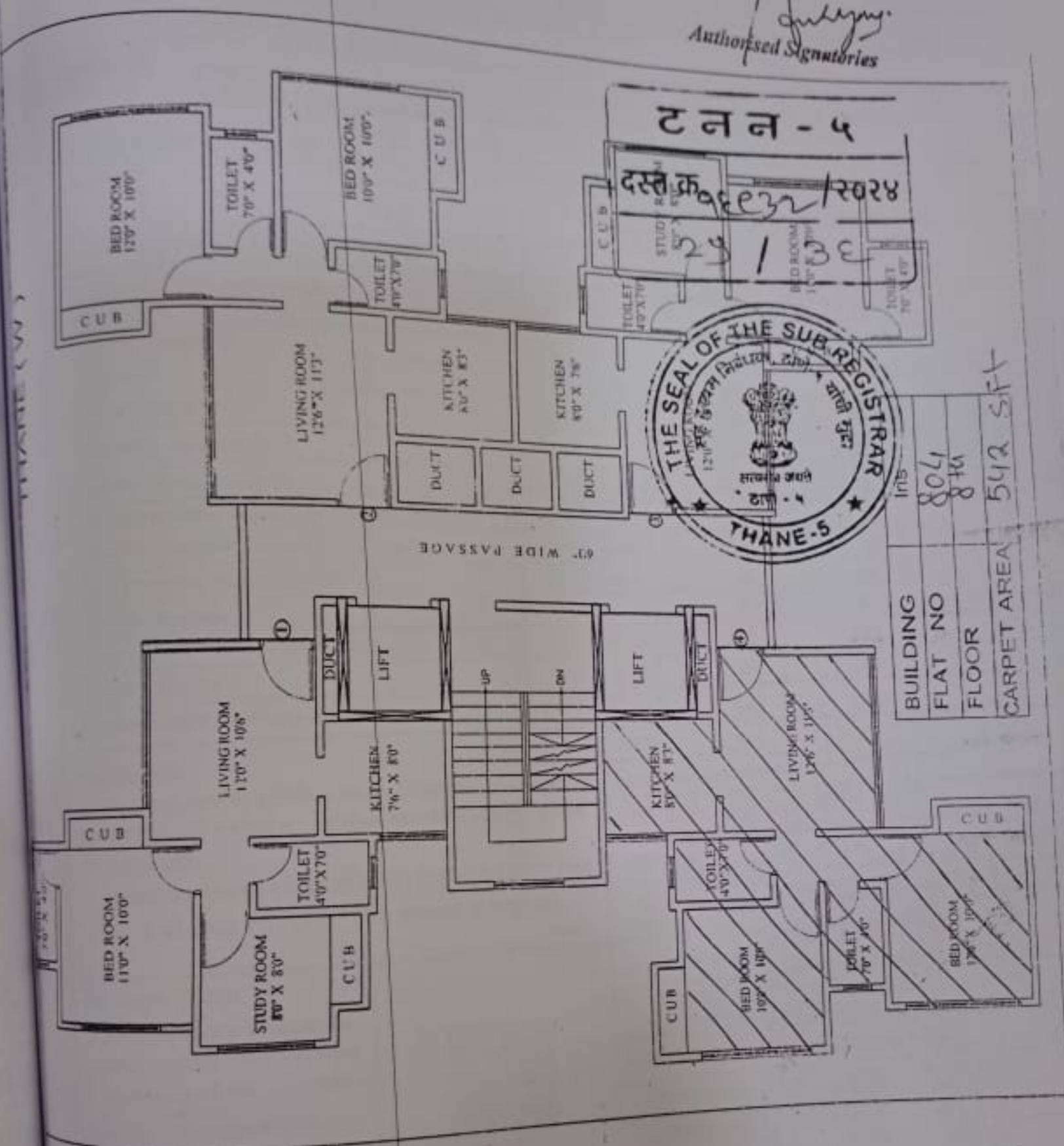
मूद्रांक शुल्क आकारवताना निवडलेल्या अनुक्रमांक :-

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



For Dhruva Woollen Mills Pvt. Ltd.

Authorised Signatories

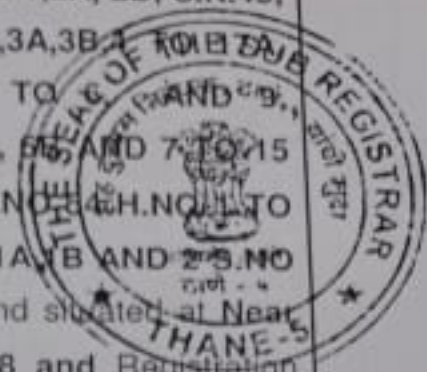


BUILDING	801
FLAT NO	816
FLOOR	
CARPET AREA	542 SFT

[Handwritten signature]

टनन - ५
दस्तावेज क्र. ६९३२/२००९
३६/१०

bearing S. No. 208 (P) TO 212(P), S.N.214,S.N.215(P) TO 211, NEW S.E
 S.NO. 43, H.NO. 2,3,4A, 4B, 4C, 4D, S.N. 44, H.NO. 1,2A, 2B, S.N.45,
 H.NO.1A, 1B, AND 2 TO 8, S.N. 46, H.NO.1,2,3A,3B AND 7 TO 15
 S.N.47,H.NO.2 TO 5 AND 7, S.N.49, H.NO.3 TO 5 AND 7 TO 15
 S.N.50,H.NO. 1 AND 2, S.N. 51 H.NO 1 TO 5,6A , 5B AND 7 TO 15
 S.NO 52, H.NO 1 TO 3, S.NO 53 H.NO 1 TO 3,S.NO 54 H.NO 1 TO 3
 4,5A TO 6,5B,5C,5G,5D AND 8A, S.NO 55 H NO 1A,1B AND 2 S.NO
 56 H. NO 1 TO 6, of Village - Dhokali, being and situated at Near
 Piramal Healthcare, Balkum, Thane (W) 400608 and Registration
 District and Sub-District of Thane.



- (C) The **TRANSFEROR** has represented that society is registered under the provisions of the Maharashtra Co-operative Societies Act., vide Registration No. TNA / (TNA) / HSG / (TC)/ 28182/2015, Dated – 29/12/2015 and the **TRANSFEROR** are the absolute, legal and beneficial owner of 10 fully paid-up Shares of the said Society each having a face value of Rs.50/- (RUPEES FIFTY ONLY) and bearing Distinctive Nos. 321 to 330 (both inclusive) represented by original Share Certificate No. 33 (hereinafter referred to as “the said Shares”), and by virtue thereof as the bonafide and beneficial owner of the said Shares, and incidental to the **TRANSFEROR** membership/ shareholding of the said Shares of the said Society, the **TRANSFEROR** are absolutely, legally and exclusively holds, possess, use, occupy and enjoy, on ownership basis the said Flat. The said Flat more particularly described in the **First Schedule** hereunder written.
- (A) The **TRANSFEROR** has further represented to the **TRANSFEREES** that the **TRANSFEROR** has clear and marketable title to the said Flat and thus the **TRANSFEROR** is well and sufficiently entitled to the Said Flat and have absolute right and power to hold, occupy and deal with and dispose of the Said Flat and to dispose of the same to any third party. Therefore, the **TRANSFEROR**, out of her own will, has decided to sell the said Flat to the **TRANSFEREES** on ownership basis and is entitled to enter into this Agreement.

[Signature]

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[Signature]
[Signature]

B.P. Mcwithke

[Signature]