

AGREEMENT

FROM

SHRI KIRITKUMAR KANTILAL SHAH

TO

SHRI CHANDRATAN MALCHAND
AGARWAL & SHRI MAHESH MALCHAND
AGARWAL

Flat No. 102, on the First
Floor of SHREE AGRAWAL BHAVAN
CO-OPERATIVE HOUSING SOCIETY
LIMITED.

337/4509

पावती

Original/Duplicate

Tuesday, June 30, 2015

नोंदणी क्र.: 39M

3:34 PM

Regn.: 39M

पावती क्र.: 5587

दिनांक: 30/06/2015

गावाचे नाव: भाईदर

दस्तऐवजाचा अनुक्रमांक: टनन7-4509-2015

दस्तऐवजाचा प्रकार : रोल डीड

सादर करणाऱ्याचे नाव: चांदरतन मालचंद अग्रवाल - -

नोंदणी फी

रु. 14180.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 14980.00

आपणास मूळ दस्त ,शंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

3:46 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मूल्य: रु.1417228.8 /-

मोबदला: रु.351000/-

भरलेले मुद्रांक शुल्क :

रु. 85800/-

मह. दुय्यम निबंधक वर्ग २

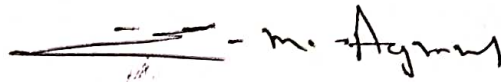
ठाणे क्र. ७

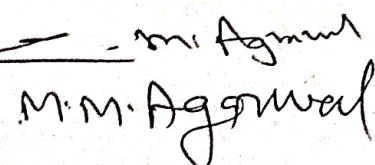
1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.14200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001889446201516R दिनांक: 30/06/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 800/-




M. M. Aggarwal

दस्त क्रमांक 2/10
2 / 10



30/06/2015

सूची क्र.2

दुर्यम निबंधका : सह दु.नि.ठाणे 7

दस्त क्रमांक : 4509/2015

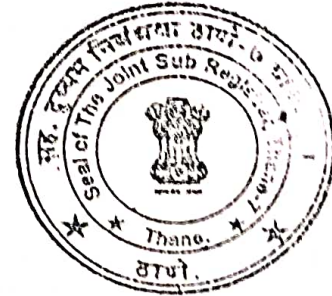
नोंदणी :

Regn.63m

गावाचे नाव : 1) भाईदर

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	351000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1417228.8
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे-भाईदर,ई-वॉर्ड,विभाग क्र.1/5,सदनिका क्र.102,(क्षेत्रफळ 53.44 चौ. मी. बिल्ट अप),पहिला मजला,श्री अग्रवाल भवन को-ऑप. हौ. सो. लि.,मोदी पटेल रोड,भाईदर (प. जि. ठाणे.((Survey Number : Old Survey No.15, New Survey No.351, Hissa No.3 (P), ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 53.44 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-किरीटकुमार कांतीलाल शाह - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -; इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भाईदर प. जि. ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AEEPS5184H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चांदरतन मालचंद अग्रवाल - - वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भाईदर प. जि. ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AAOPA7395Q 2): नाव:-महेश मालचंद अग्रवाल - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भाईदर प. जि. ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AAOPA7394R
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2015
(10) दस्त नोंदणी केल्याचा दिनांक	30/06/2015
(11) अनुक्रमांक, खड व पृष्ठ	4509/2015
(12) बाजारभावाप्रमाणे मुद्रांक	85800

iSarita v1.0



दस्त क्रमांक 4509/2015

2/10

M.M. Aggarwal

SALE DEED



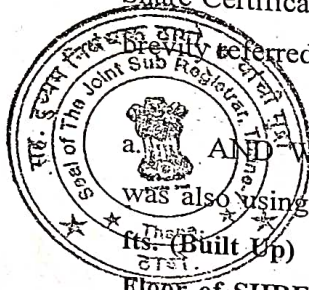
THIS SALE DEED made at Bhayander, Tal. & Dist. Thane, 30th day of June, 2015, BETWEEN SHRI KIRITKUMAR KANTILAL SHAH, aged 48 years, Indian Inhabitants, residing at Bhayander, Taluka & Dist. Thane, hereinafter referred to as the "TRANSFEROR" (which expression shall unless repugnant to context or meaning thereof shall deem to mean and include his heirs, executors, administrators and assigns) of the FIRST PART AND SHRI CHANDRATAN MALCHAND AGARWAL, aged 60 years & SHRI MAHESH MALCHAND AGARWAL, aged 54 years, both Indian Inhabitants, residing at 304, Shalimar Apartment-B, B. P. Road, Bhayander (E), 401 105, Dist. Thane, hereinafter referred to as "TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include their heirs, executors and administrators and assigns) of the SECOND PART.

Kirit K. Shah
— mi Agnew
M.M. Agnewal

ट.न.न.-७
दस्त क्रमांक २७०२ / २०१५
२ / १०

WHEREAS

WHEREAS the TRANSFEROR, was the member of the Society known as SHREE AGRAWAL BHAVAN CO-OPERATIVE HOUSING SOCIETY LTD., BHAYANDER, a society duly registered under the Maharashtra Co-operative Societies Act, 1960, under the Registration No. TNA/HSG/TC/3865/90-91 Dated 24/1/1991, (hereinafter referred to as "the said Society") and the said society has allotted the TRANSFEROR 5 shares bearing distinctive Nos. 41 TO 45 both numbers inclusive issued under Share Certificate No. 9 Dated 15/4/1991, hereinafter for the sake of brevity referred to as the "the said Shares").



AND WHEREAS together with shares the TRANSFEROR was also using and occupying the Flat No.102, adm. about 575 sq. fts. (Built Up) equivalent to 53.44 sq. mtrs. (Built Up) on the First Floor of SHREE AGRAWAL BHAVAN CO-OP. HSG. SOC. LTD., at Modi Patel Road, Bhayander (W), Dist. Thane, (hereinafter for the sake of brevity referred to as "the said Flat") and more particularly described in the Schedule mentioned hereunder, to the TRANSFEREES herein ;

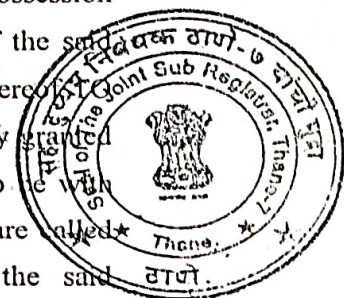
b. The TRANSFEROR by an Agreement dated 14th May, 1998, have agreed to sell and transfer the said Flat and the said Shares, to the TRANSFEREES, and more particularly described in the Schedule mentioned hereunder (hereinafter referred to as "the said Flat") to the TRANSFEREES herein ;

c. The TRANSFEREES have approached the TRANSFEROR herein, for the absolute sale of the said Flat and the said Shares and the TRANSFEROR herein, have agreed to sell and transfer the said Flat and the said Shares to the TRANSFEREES, for the consideration and upon the terms and conditions stated hereinafter ;

ट.न.न.-७	
दस्त क्रमांक	२७०८ / २०२५
3	४०

Kishor K. Shrivastava
 M. Agrawal
 M.M. Agrawal

NOW THIS INDENTURE WITNESSETH that in pursuance of the amount of Rs.3,51,000/- (Rupees Three Lakhs Fifty One Thousand only) received against Agreement for Sale dated 14th May, 1998, towards the said Flat, being the full and final consideration money agreed to paid by TRANSFEREES to the TRANSFEROR as mentioned in the said Agreement, he the TRANSFEROR, hereby grant sell, assign, release, convey and assure unto the said TRANSFEREES forever the said Flat and the said Shares or any part thereof belonging or in anywise appertaining or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed therewith or reputed or known as part of members thereof to belong or be appurtenant, thereto AND ALSO TOGETHER WITH all the deeds documents writings vouchers and other evidence of title pertaining to the said Flat or any part thereof AND ALL THE ESTATE rights title interest use inheritance properties possession benefit claim and demand whatsoever, at law and in equity of the said TRANSFEROR into out of or upon the said Flat or any part thereof HAVE AND TO HOLD ALL and singular the said Flat hereby released conveyed and assured and intended or expressed so to their rights members and appurtenances (all which hereinafter are called "the said Flat") UNTO AND TO THE use benefit of the said TRANSFEREES forever SUBJECT TO the payment of all rents, rates, taxes, betterment charges assessments, dues and duties now chargeable upon the same or hereafter become payable to the Society, Government of Maharashtra or to the Municipality, Gram Panchayat or any other Public Body in respect thereof AND THE TRANSFEROR hereby for himself, his heirs, executors and administrators, covenant with the said TRANSFEREES that notwithstanding any act deed matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by from through under of in trust for him made done committed omitted or willingly suffered to the contrary's he the said TRANSFEROR now have in themselves good rights, full power and absolute authority to grant release, transfer and assure the said Flat hereby transferred or assured or intended so to be unto and to the use of the TRANSFEREES in manner aforesaid AND THAT it shall be lawful for



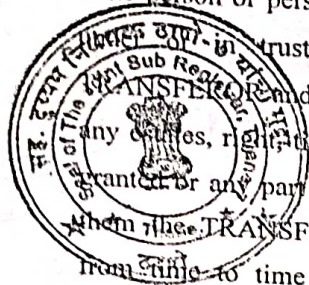
K. K. J. J.

Mr. Agnew

M. M. Agnew

द.न.न.-७
दस्ता क्रमांक ४७०६ ४२०१५
४/२०

the TRANSFEREES from time to time and at all times hereinafter peaceably and quietly to hold enter upon have occupy possess and enjoy the said Flat hereby granted with the appurtenances and receive the rent, their own use and benefit without any suit, lawful eviction interruption claim or demand whatsoever from or by the said TRANSFEROR or his heirs, or their successors or assigns from or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the said TRANSFEROR well sufficiently saved defended, kept harmless and indemnified of from against all former and other estates titles charges and encumbrances whatsoever, either already or to be hereafter had made executed occasioned or suffered by the said TRANSFEROR or by any other person or persons lawfully or equitably claiming or claim by from trust for them AND FURTHER that he the said TRANSFEROR and all persons having or lawfully or equitably claiming any claims, right, title or interest at law in equity in the said Flat hereby granted or any part thereof by from under or in trust for or acting for them the TRANSFEROR or their heirs, or any of them shall and will from time to time and at all times hereafter at the request and cost of the said TRANSFEREES execute or cause to be executed all such further and other acts, deeds, matters and things and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said Flat and every part thereof hereby granting unto and to the use of the said TRANSFEREES in manner aforesaid as shall or may reasonably required by the said TRANSFEREES, his heirs, executors, administrators or assigns or their council in law and TRANSFEROR do so as far as related to their own act and deeds only but not further doth hereby covenant with the TRANSFEREES that they the TRANSFEROR have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereof he is prevented from granting and conveying the said Flat in manner aforesaid or whereby the same or any part thereof are affected in estate title or otherwise.



ट.न.सं. - ७
दस्ता क्रमांक ४७०६ १२०१५
५ / १०

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day and the year first hereinabove written.

Kirit K. Shukla
 Mr. Aggarwal
 M.M. Aggarwal

THE SCHEDULE ABOVE REFERRED TO:

Flat No.102, adm. about 575 sq. fts. (Built Up) equivalent to 53.44 sq. mtrs. (Built Up) on the First Floor of SHREE AGRAWAL BHAVAN CO-OP. HSG. SOC. LTD., constructed on a plot of land bearing Old Survey No.15, New Survey No.351, Hissa No.3 (P), of Village Bhayander, at Modi Patel Road, Bhayander (W), Dist. Thane, within the limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District Thane.

SIGNED SEALED AND DELIVERED)

BY THE WITHIN NAMED "TRANSFEROR")

SHRI KIRITKUMAR KANTILAL SHAH

Kirit K-shah



In the presence of :

1. *Sanjay Aggarwal*

2. *Parul*



SIGNED, SEALED AND DELIVERED BY)

THE WITHIN NAMED "TRANSFEREES")

SHRI CHANDRATAN MALCHAND AGARWAL

M. M. Aggarwal

SHRI MAHESH MALCHAND AGARWAL

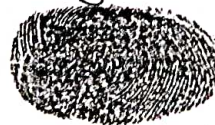


In the presence of :

1. *Sanjay Aggarwal*

2. *Parul*

M. M. Aggarwal



ट.न.न.-७	
दस्ता क्रमांक	<i>७०८</i> / २०१५
E / १०	

THE Share General Bhawan HOUSING SOCIETY LIMITED

CO-OPERATIVE

(Registered under the M. C. S. Act, 1960) (Registration No. 1500 Date 24/1/19)

Serial No. 9

Authorised Share Capital Rs. 10000/- Divided into 200 Shares each of Rs. 50/- only

Member's Registration No. Nine

THIS IS TO CERTIFY that Shri. Smt. Hasmukhi Kishor Shukla

of Bhawan is the Registered Holder of Five] Shares from No. 11

to 15 of Rs. 50/- Five Rupees Fifty only (each)

in THE Share General Bhawan CO-OPERATIVE HOUSING SOCIETY

LIMITED Bhawan subject to the Bye-laws of the said Society

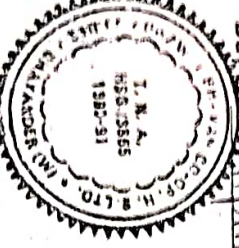
and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bhawan this 15th

Day of April 1991 in Agarwal Chairman

Hasmukhi Kishor Hon. Secretary

Member of the Committee Member of the Committee



P. T. O.

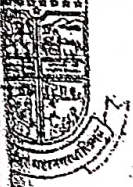
प.न.प. - ७
 दस्तावेज नं. ७५०८ / २०१५
 २७

1/102

No. of the Meeting at which Transfer was approved	To Whom Transferred	No. in the Share Transfers filed by the Transferor registered	No. in the Share which the transferee is recorded
1	2	3	5
E-2 94	Mr. Kishikewas Kantilal Shal.	4	24
Shree Agrawal Dhava Co. 02 II S, Ltd.	Shree Agrawal Dhava Co. 02 II S, Ltd.	9	M.M. Aggarwal
15. 6. 1998	Chairman / Secretary / Treasurer	24	36
22. 10. 2012	Chairman / Secretary / Treasurer	32	37
Agrawal Dhava Co. 02 II S, Ltd.	Shree Agrawal Dhava Co. 02 II S, Ltd.	M.M. Aggarwal	Committee Member
Chairman	Hon. Secretary	Secretary / Treasurer	Committee Member
Chairman	Secretary	Committee Member	Committee Member



9-11-2012
 क्रमांक 200/2012
 90/80



मिरा-भाईंदर महानगरपालिका

प्रभाग समिती कार्यालय क्र. १

स्व. काका बॉप्टीस्टा भवन, पोलिस स्टेशन जवळ,
भाईंदर (प.), ता. जि. ठाणे - ४०१ १०१ दूरध्वनी क्र. : २८१४ ०००२

म.न.पा./प्र. का. क्र.००१/ व.क्र.१७४८/३३५३/२०१२-१३

दिनांक २८/११/२०१२

प्रति,
श्री./श्रीम. चांदरतन मालचंद अग्रवाल,
फ्लॅट क्रं. १०२, अग्रवाल भवन,
मा. क्र. अ०१०००६४८६००,
भाईंदर (प.)

विषय :- "ना हरकत दाखला" मिळणेबाबत...

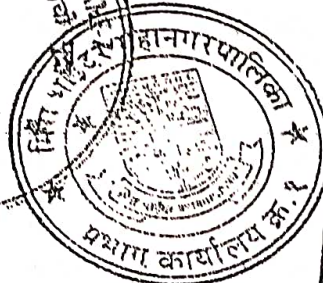
- संदर्भ :- १) आपला दि. २६/०९/२०१२ चा अर्ज.
२) अर्जदार श्री./श्रीम. चांदरतन मालचंद अग्रवाल,
दि. २०/०९/२०१२ चे प्रतिज्ञापत्र
३) लिपीक, करनिरीक्षक भाईंदर (प.) दि. २८/०९/२०१२ चा अहवाल
४) महासभा ठराव क्र. ७५, दि. ०६/१२/२००६ अन्वये.



मिरा भाईंदर महानगरपालिका क्षेत्रातील भाईंदर (प.) येथील फ्लॅट क्रं. १०२, अग्रवाल भवन
मा. क्र. अ०१०००६४८६००, भाईंदर (प.) या सधनिकेस सन १९८४-८५ या काळापासून मालमत्ता कराची
आकारणी झालेली आहे. सदर फ्लॅट क्रं. १०२, अग्रवाल भवन, भाईंदर (प.) या मालमत्तेची अर्जदार यांनी
सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून अनधिकृत बांधकामावर करावयाच्या कोणत्याही कारवाईस बाधा न
ये-ना खरेदी-विक्री करण्यास या कार्यालयाची हरकत नाही.

सर्व ह्या बाबतीत अर्जदार श्री./श्रीम. चांदरतन मालचंद अग्रवाल यांच्या विनंती अर्जावरून दिला
असून.

प्रत,
सा.सहाय्यक दुय्यम निबंधक, ठाणे



प्रभाग अधिकारी
प्रभाग कार्यालय क्र.१
मिरा भाईंदर महानगरपालिका

ट.न.न.-७

दस्ता क्रमांक १७०२/२०१५

११/१०

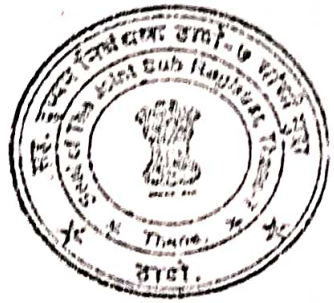
ट.न.न.-७

100Rs.



विषय...
 क्रमांक... 3908
 नाम... श्री C. M. Agarwal
 दिनांक... 13 MAY 1998

100/-
 स्टैम्प वेंडर
 (श्री. के. डी. चायडे)



AGREEMENT

THIS AGREEMENT is made and entered into at Bhayander, Taluka & District Thane, on this 14th May, 1998, BETWEEN SHRI KIRITKUMAR KANTILAL SHAH, adult, Indian Inhabitant, residing at Bhayander, Taluka & District Thane, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant

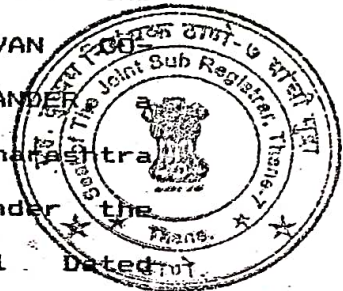
Kirit K. Shah
 C. M. Agarwal
 M. M. Agarwal

ट.न.न.-७-२००
दस्तावेज क्रमांक 8902 / 2014
92 / 80

to the context or meaning to be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART.

AND SHRI CHANDRATAN MALCHAND AGARWAL & SHRI MAHESH MALCHAND AGARWAL, both adults, Indian Inhabitants, residing at Bhayander, Taluka & District Thane, hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their respective heirs, executors, administrators and assigns) of the Other Part.

WHEREAS the Transferor is the member of the Society known as SHREE AGRAWAL BHAVAN OPERATIVE HOUSING SOCIETY LIMITED, BHAYANDER society duly registered under the Maharashtra Co-operative Societies Act, 1960, under the Registration No. TNA/HSG/TC/3865/90-91 Dated



....., (hereinafter referred to as "the said Society") and the said society has allotted the Transferor 5 shares bearing distinctive Nos. 41 TO 45 both numbers inclusive issued under Share Certificate No. ... Dated, hereinafter for the sake of brevity referred to as "the said Shares").

AND WHEREAS together with shares the Transferor are also using and occupying the Flat No. 102, admeasuring about

✓ Kirit K. Shukh
e M. M. Agarwal
- M. M. Agarwal

ट.न.व.-३०.
दस्तावेज क्रमांक ४१०६ / २०२४
१४ / २०

IN WITNESS WHEREOF THE PARTIES HEREBY have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SCHEDULE

Flat No. 102, admeasuring about 575 sq. fts. (Built Up) on the First Floor of the building known as SHREE AGRAWAL BHAVAN CO-OPERATIVE HOUSING SOCIETY LIMITED, constructed on a plot of land bearing Old S. No. 15, New S. No.351, H. No. 3(P), at Modi Patel Road, Bhayander (W), Taluka & District Thane, within the limits of Mira Bhayander Municipal Council in the Registration District Sub-District Thane.



SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED TRANSFEROR SHRI KIRITKUMAR KANTILAL SHAH In the presence of :

*
*
✓ Kirit K. Shah

- 1.
- 2.

SUNIL B GARODIA, Advocate (High Court), 101, Vandana Chambers, Mahesh Nagar No. 1, Bhayandar (W) 401101.

SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED TRANSFEREES SHRI CHANDRATAN MALCHAND AGARWAL & SHRI MAHESH MALCHAND AGARWAL In the presence of

*
*
✓ M. Agrawal
✓ M.M. Agarwal

- 1.
- 2.

SUNIL B GARODIA, Advocate (High Court), 101, Vandana Chambers, Mahesh Nagar No. 1, Bhayandar (W) 401101.

...13..

ट.न.न.-७
दस्त कमांक ७०८ / २०२५
३४ / ४०