

बदर-१५		
१०६५३	०५	१३२

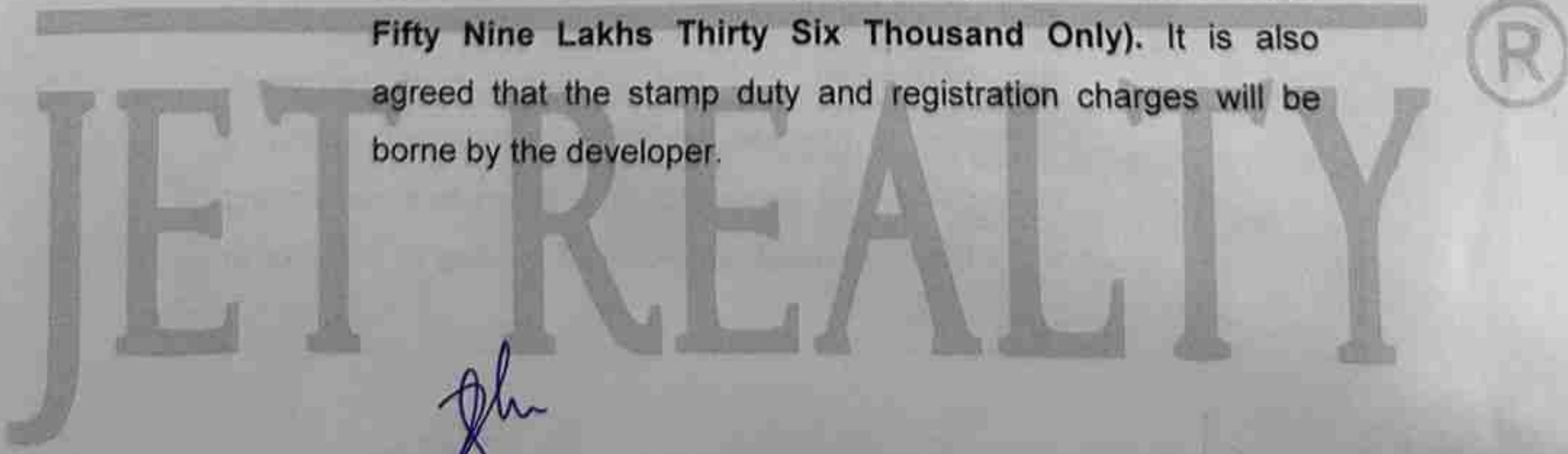
Parking/s"), and also more particularly described in the
Second Schedule hereunder written for an aggregate
 consideration of Rs. 5,59,36,000 (Rupees **Five Crores**
Fifty Nine Lakhs Thirty Six Thousand Only) and the
 consideration includes proportionate share of the price of the
 common areas, Amenities and Facilities of the New
 Building more particularly described in the **Third**
 Schedule hereunder written.



2.4 The carpet area of the said Apartment shall be as per the approved plans and may change as a result of physical variations due to tiling, ledges, plaster skirting, RCC column, Gypsum Plaster, POP etc. The Allottee/s agree/s that the carpet area of the said Apartment shall be subject to the variation being an increase and/or decrease of 3% (three per cent) on account of structural design, Gypsum Plaster, POP and construction variations and in such event, the Allottee/s shall not object to the same and shall not be entitled to any kind of compensation from the Promoters.

3. CONSIDERATION:-

The total aggregate consideration amount for the said Apartment including car parking space/s, on this Agreement and common areas, Amenities and Facilities in the New Building more particularly described in the **Third Schedule** hereunder written is **Rs. 5,59,36,000 (Rupees Five Crores Fifty Nine Lakhs Thirty Six Thousand Only)**. It is also agreed that the stamp duty and registration charges will be borne by the developer.



Jhu

Pratik K. Patel

बखर-३५

००२५३	७	९३२
-------	---	-----

Phadke Road, Opp. Telli Galli, Andheri (East), Mumbai - 400069.



hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

MR. JIMIR SHAH & MR. PRATIK SHAH, adult/s Indian inhabitants/ residing at / having address at 602, Aangan Building, Bhatia House, Paranjpe Scheme A Road no 3, Near Suncity Theatre, Vile Parle East, Mumbai - 400057 hereinafter called "**THE ALLOTTEE/S**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives, executors and administrators, successors and assigns and in case of the HUF, the members and the coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives, executors and administrators and in case of a corporate body, its successors and in the case of the Trust its Trustees for the time being) of the **OTHER PART**;

WHEREAS:-

- (a) Nav Vile Parle Co-Operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/2354 of 1970 having its registered address at Anand Bhavan, 45, Bajaj Road, Vile Parle (West), Mumbai-400056, hereinafter called "**the Society**" is seized and

[Handwritten signature]
[Handwritten signature] Pratik L. Shah
2

90943 ६ 132
2024



AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai, this
13th day of June, in the Year Two Thousand
Twenty Four;

BETWEEN

JET SPEED REALTORS PRIVATE LIMITED, a Private Limited
Company incorporated on 6th December 2005 under the provisions of
Companies Act, 1956 and deemed to have been incorporated under
the provisions of Companies Act, 2013 having its registered address
at Unit No.1232-A, 12th Floor, Hubtown Solaris Premises, N. S.

Jh

Amish Pratik K. Hood

*Amish
Pratik K. Hood
Jh*



14/06/2024

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. अंधेरी 4

दस्ता क्रमांक : 10653/2024

नादणी :

Regn:63m

मावाचे नाव : विलेपार्ले

(1) विलेखाता प्रकार	पत्रनामा
(2) मोबदला	55936000
(3) वाजारा भाव (भाडेपट्ट्याचा वावतिसपट्टाकार आकांणी इतो फी पट्टेदार ते नमुद करावे)	34687934.11
(4) भू-आपत, पोटलिंग्या व पत्रक्रमांक (अमन्याम)	1) पानिकेचे नाव: मुंबई सनापा इतर वर्णन : इतर माहिती: सदनिका नं: 1102, माळा नं: 11 वा मजला, ग. विम, इमारतीचे नाव: आनंद भवन, नव विले पार्ले मीगाचामाग, ब्लॉक नं: विले पार्ले (पश्चिम), मुंबई - 400056, रोड नं: 45, बजाज रोड, इतर माहिती: एकूण क्षेत्रफळ 1250 चौ. फूट रंग कार्पाट, गावन 2 कार पार्किंग. ((C.T.S. Number : 899A ;))
(5) क्षेत्रफळ	1) 127.79 चौ.मीटर
(6) आकांणी किंवा जुडी देण्यात अमेन वेळा.	
(7) दस्तावेज करून देणा-या/लिहून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- जेट स्पीड रिअल्टर्म प्रायव्हेट लिमिटेड चे संचालक केयूर एच. शाह वर्फे मुख्यावर भावीत नवीनचंद्र मालवी वय:-42; पत्ता:- प्लॉट नं: युनिट नं. 1232-ए, माळा नं: 12 वा मजला, इमारतीचे नाव: इवटाउन मोनारिम प्रिमायमेम, ब्लॉक नं: अंधेरी (पूर्व), रोड नं: एन.एम. फडके रोड, तेन्वी गल्लीच्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AACCD2841D
(8) दस्तावेज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- जिमीर शाह वय:-39; पत्ता:- प्लॉट नं: सदनिका क्र. 602, माळा नं: - इमारतीचे नाव: आनंद विन्डिंग, भाटिया हाऊस, ब्लॉक नं: विलेपार्ले (पूर्व), रोड नं: परांजपे स्कीम ए रोड नं. 3, मनमिटी थिगटरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AUJPS6045G 2): नाव:- प्रतीक शाह वय:-46; पत्ता:- प्लॉट नं: सदनिका क्र. 602, माळा नं: - इमारतीचे नाव: आनंद विन्डिंग, भाटिया हाऊस, ब्लॉक नं: विलेपार्ले (पूर्व), रोड नं: परांजपे स्कीम ए रोड नं. 3, मनमिटी थिगटरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-ABDPS89490
(9) दस्तावेज करून दिल्याचा दिनांक	13/06/2024
(10) दस्तानोदणी केल्याचा दिनांक	13/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10653/2024
(12) वाजारा भावाप्रमाणे मुद्रांक शुल्क	3356200
(13) वाजारा भावाप्रमाणे नादणी शुल्क	30000
(14) भेदा	



मुल्यांकनासाठी विचारात घेतलेला नपथीव:-

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

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तावेज नोंदणीनंतर मिळवत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे मुंबई महानगरपालिकेकडून पाठविणेत आलेला आहे.
श्राता हे दस्तावेज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 14/06/2024) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	JIMIR SHAH AND OTHER	eChallan	00040572024061370629	MH003485054202425E	3356200.00	SD	0001945348202425	13/06/2024
2		DHC		0624134907414	600	RF	0624134907414D	13/06/2024
3		DHC		0624135807335	2000	RF	0624135807335D	13/06/2024
4	JIMIR SHAH AND OTHER	eChallan		MH003485054202425E	30000	RF	0001945348202425	13/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





14/06/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी-4

दस्तावेज क्रमांक : 10653/2024

नोंदणी :

Regn:63m

गावाचे नाव : विलेपार्ले

(1) विलेखाना प्रकार करारनामा
 (2) मोबदला 55936000
 (3) वाजानभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 34687934.11

(4) भू-मापन, पोटोहिम्मा व धरुक्रमांक(अम-प्याम)

1) पानिकेचे नाव: मुंबई घनपा इतर वर्णन , इतर माहिती: सदनिका नं. 1102, माळा नं. 11 वा मजला ए विल, इमारतीचे नाव: आनंद भवन, नव विले पार्ले मीगवागमन, ब्लॉक नं. विले पार्ले(पश्चिम), मुंबई - 400056, रोड नं. 45, उजाज रोड, इतर माहिती: एकूण क्षेत्रफळ 1250 चौ. फूट रंग कागपट, सोवन 2 कार पार्किंग. ((C.T.S. Number : 899A.))

(5) क्षेत्रफळ

1) 127.79 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात अमेज तेल्ला.

(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.

1): नाव:- वेट म्पीड गिअल्टर्म प्रायव्हेट लिमिटेड चे संचालक केंयुर शहा शाह तर्फे मुख्याय भारतीन नवीनचंद्र मालवी वय:-42; पत्ता:- प्लॉट नं: सुनिट नं. 1232- ए, माळा नं. 12 वा मजला, इमारतीचे नाव: इवटाउन मोलारिम प्रिमायसंस, ब्लॉक नं: अंधेरी (पूर्व), रोड नं: एन.एम. फडके रोड, तेल्ली गल्लीच्या समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-AACCD2841D

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता

1): नाव:- जिमीर शाह वय:-39; पत्ता:- प्लॉट नं: सदनिका क्र. 602, माळा नं: -, इमारतीचे नाव: आंगन विलिडम, भाटिया हाऊस, ब्लॉक नं: विलेपार्ले (पूर्व), रोड नं: पराजपे स्कीम ए रोड नं. 3, मनमिटी थिगटरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-AUJPS6045G

2): नाव:- प्रतीक शाह वय:-46; पत्ता:- प्लॉट नं: सदनिका क्र. 602, माळा नं: -, इमारतीचे नाव: आंगन विलिडम, भाटिया हाऊस, ब्लॉक नं: विलेपार्ले (पूर्व), रोड नं: पराजपे स्कीम ए रोड नं. 3, मनमिटी थिगटरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400057 पॅन नं:-ABDPS89490

(9) दस्तऐवज करून दिण्याचा दिनांक

13/06/2024

(10) दस्त नोंदणी देण्याचा दिनांक

13/06/2024

(11) अनुक्रम, गड व पृष्ठ

10653/2024

(12) वाजानभावाप्रमाणे मुद्राक शुल्क

3356200

(13) वाजानभावाप्रमाणे नोंदणी शुल्क

30000

(14) श्रेण



मुल्लाकतासाठी विचारान घेतलेला नपशील:-

मुद्राक शुल्क आकारतांना निवडलेला अनुच्छेद

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

मुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे. या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेन आलेला आहे. आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document. Details of this transaction have been forwarded by Email (dated 14/06/2024) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.


 सह दुय्यम निबंधक अंधेरी-4
 मुंबई उपनगर जिल्हा



hereinafter called "THE PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

MR. UMIR SHAH & MR. PRATIK SHAH, adult/s Indian inhabitants/ residing at / having address at 602, Aangan Building, Bhatia House, Paranjpe Scheme A Road no 3, Near Suncity Theatre, Vile Parle East, Mumbai - 400057 hereinafter called "**THE ALLOTTEE/S**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include in the case of individuals his/her/their heirs and legal representatives, executors and administrators, successors and assigns and in case of the HUF, the members and the coparceners of HUF from time to time and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member and in case of partnership firm the partners constituting the firm for the time being and the survivors or survivor of them and their respective heirs and legal representatives, executors and administrators and in case of a corporate body, its successors and in the case of the Trust its Trustees for the time being) of the **OTHER PART**:

WHEREAS:-

- (a) Nav Vile Parle Co-Operative Housing Society Limited, a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/HSG/2354 of 1970 having its registered address at Anand Bhavan, 45, Bajaj Road, Vile Parle (West), Mumbai-400056, hereinafter called "**the Society**" is seized and

Jhr
Umir Shah Pratik Shah
 2

बदल-१५		
००६५३	२३	१३२
२०३४		



this behalf. The Allottee/s hereby accord/s his/her/their further specific consent to the Promoters for constructing and disposing off as they deem fit any other additional structures that they may deem fit to build as per the prevailing rules and regulations and/or as amended from time to time in this behalf by any Authority or the MCGM on the said Property. The Allottee/s agree/s not to obstruct and/or raise any objection whatsoever and/or interfere with the Promoters, their nominees or assigns for carrying out amendments, alterations, modifications, variations and/or additions as aforesaid so long as the area and location of the said Apartment agreed to be purchased by the Allottee/s is/are not reduced. Provided further that the Promoters shall obtain prior consent of the Allottee/s only in respect of such variations or modifications, which may adversely affect the said Apartment which the Allottee/s agreed to be purchased under this Agreement.

- 2.3 The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Allottee/s Residential Flat bearing No. **1102** of RERA carpet area admeasuring **1250** sq. feet in **A Wing**, being a bareshell flat on **11th** floor, in the New Building known as "**Anand Bhavan**" (hereinafter referred to as "**the said Flat**") as shown in the Floor Plan hereof hereto annexed and marked **Annexure 'B'** along with the exclusive right to use the terrace adjoining the said unit per the clause set out in accordance with the provision of the Development agreement together with **2 car parkings** (hereinafter referred as "**the said Car**

gh

JET REALTY

