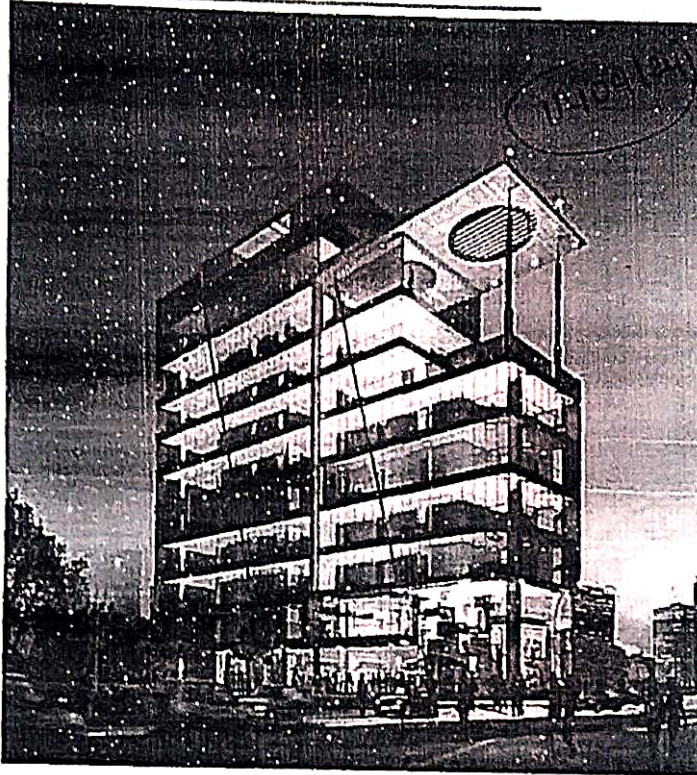


Gala New - Small - 19/07/24

AGREEMENT
FOR SALE

32.36



Gala No. RCC-028, Ground Floor, Sonal Industrial Estate,
Malad Sonal Industrial Premises Co-Operative Society Limited,
Ramchandra Lane Extension,
Malad (West), Mumbai - 400 064.

BETWEEN:

VENDOR: - MR. VINOD MADANRAJ BHANDARI.

**PURCHASERS: - MR. NEHRUSINGH K. PARMAR &
MR. PRAKASHSINGH PARMAR.**

ON THIS __ DAY OF JULY 2024.

मूल्यांकन पत्रका (बांधी क्षेत्र - बांधीत)						
Valuation ID	20240718577			18 Jul 2024 10:16:18 AM		
मूल्यांकनाचे वर्ष	2024					
जिल्हा	मुंबई (उपनगर)					
मूल्या विभाग	70-वर्कशेड (बोरीवली)					
मूल्या विभाग	भूभाग उत्तर पूर्व व दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड					
सद्ये नंबर न भू क्रमांक	सि टी एस नंबर 337					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	स्थळी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजगायनाचे एकक
76250	165880	190760	207350	165880		चौरस मीटर
बांधीत क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	39.48 चौरस मीटर	मिळकतीचा वापर	अंतराळ मूल्या	मिळकतीचा प्रकार	बांधीत
	बांधकामाचे वर्गीकरण	1-आर सी सी	मिळकतीचे वय	30 वर्ष	बांधकामाचा दर	Rs 30250/-
	उद्घाटन सुविधा	आहे	मजला	0		
दस्ता सन्मुख						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
दरमक मजल्यासाठी ५% वजावट नुसार	= 100% apply to rate = Rs 138991/-					
भरता यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * सुत्वा जमिनीचा दर) * घसा-यानुसार टक्केवारी) + सुत्वा जमिनीचा दर) = ((165880 * 76250) * (70 / 100)) + 76250) = Rs 138991/-					
A) मूल्या मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 138991 * 39.48 = Rs 5487364.68/-					
Applicable Rates	= 20.4					
एकत्रित अंतिम मूल्य	मूल्या मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लवतगा मक्याचे मूल्य + वरील गल्ली मूल्य + बंदिसा घाटान तळघरे मूल्य + सुत्वा जमिनीवरील वाहने तळघरे मूल्य + इमारती मजलाच्या मूल्या जमनेचे मूल्य + बंदिसा बात्काम + गिकेनिकस वाहनेतळ = A + B + C + D + E + F + G + H + I + J = 5487364.68 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 5487364.68/-					

Home Edit




सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

वरल - १		
९९००२	९	४८
२०२४		



CHALLAN
MTR Form Number-6



RN	MH005205494202425E	BARCODE	[Barcode]				Date	15/07/2024-11:42:14	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1			Full Name	NEHRUSINGH PARMAR AND OTHER					
Location	MUMBAI			Flat/Block No.	GALA NO. 028, MALAD SONAL INDUSTRIAL					
Year	2024-2025 One Time			Premises/Building	PREMISES CO-OP. SOC. LTD					
Account Head Details	Amount In Rs.			Road/Street	RAMCHANDRA LANE EXTENSION					
330045501 Stamp Duty	330000.00			Area/Locality	MALAD WEST MUMBAI					
330063301 Registration Fee	30000.00			Town/City/District						
				PIN	4	0	0	0	6	4
				Remarks (If Any)						
				SecondPartyName=VINOD M BHANDARI-						
Total	3,60,000.00			Amount In Words	Three Lakh Sixty Thousand Rupees Only					
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	69103332024071511812		2878946356		
Cheque/DD Details				Bank Date	RBI Date	15/07/2024-11:47:20		Not Verified with RBI		
Cheque/DD No.				Bank-Branch		IDBI BANK				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										

Department ID : Mobile No. : 9594151706
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट:- चालन केवल दृश्य नविकर कार्यालयत नोदणी कराययाच्या दस्तासाठी लागू आहे. नोदणी न कराययाच्या दस्तासाठी चालन लागू नाही.

[Handwritten signature]

नेहरुसिंग परमार

[Handwritten signature]

बरल - १		
9900e	3	४८
२०२४		

CHALLAN
MTR Form Number-6



SRN	MH005205494202425E	BARCODE	Date		15/07/2024-11 42 14	Form ID	252
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	BRL1_JT SUB REGISTRAR BORIVALI 1		Full Name	NEHRUSINGH PARMAR AND OTHER			
Location	MUMBAI		Flat/Block No.	GALA NO. 02B, MALAD SONAL INDUSTRIAL			
Year	2024-2025 One Time		Premises/Building	PREMISES CO-OP. SOC LTD			
Account Head Details	Amount In Rs.	Road/Street	RAMCHANDRA LANE EXTENSION				
330045501 Stamp Duty	330000.00	Area/Locality	MALAD WEST MUMBAI				
330053301 Registration Fee	30000.00	Town/City/District					
		PIN	4 0 0 0 6 4				
		Remarks (If Any)	SecondPartyName=VINOD M BHANDARI-				
		Amount In	Three Lakh Sixty Thousand Rupees Only				
		Words	3,60,000.00				
		Amount In	3,60,000.00				
		Words	Three Lakh Sixty Thousand Rupees Only				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	69103332024071511812	2878946356			
Cheque/DD No.	Bank Date	RBI Date	15/07/2024 11:47:20	16/07/2024			
Name of Bank	Bank-Branch		IDBI BANK				
Name of Branch	Scroll No. , Date		100 . 16/07 2024				
Department ID	Mobile No					9594151705	
<p>This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.</p> <p>हेतु चालाना विलिखत कार्यालयामा नोदणी करायताच्या दस्त्यासाठी लागू आहे. नोदणी न करता येणारे व नकारात्मक प्रतिसादास लागू नाही.</p>							
Signature Not Verified				<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>बरल - १</p> <p>९९४०९ ५ ४८</p> <p>२०२४</p> </div>			
Defaced Details		<p>Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2024.07.15 07:52:23 IST Reason: GRAS System Disruption Location: India</p>					
No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount		
1	(IS)-324-11409	0002930888202425	19/07/2024-07:53:54	IGR19C	30000.00		
2	(IS)-324-11409	0002930888202425	19/07/2024-07:53:54	IGR19C	330000.00		
Total Defacement Amount					3,60,000.00		

Vinod



बदल - १९		
९९४०९	७	४८
२०२४		

or

NEHRE

Prakashsingh

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 19th Day of July 2024, BETWEEN MR. VINOD MADANRAJ BHANDARI, aged 57 years, (P.A.N. AABPB9229R), an adult Indian Inhabitant of Mumbai residing at 701, Sita Kunj, Turel Pakhadi Road, Near Jain Mandir, Malad (West), Mumbai – 400 064; and Owner of Gala No. RCC-028, Ground Floor, Sonal Industrial Estate, Malad Sonal Industrial Premises Co-Operative Society Limited, Ramchandra Lane Extension, Malad (West), Mumbai – 400 064; hereinafter referred to as “THE VENDOR/THE TRANSFEROR” (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the FIRST PART

:-AND:-

MR. NEHRUSINGH KISHANSINGH PARMAR, aged 54 years, (P.A.N. ALAPP0505A) residing at Toola, Udaipur, Rajasthan – 313-001; & MR. PRAKASHSINGH NEHRUSINGH PARMAR, aged 31 years, (P.A.N. CKZPP2919L), residing at B/22, Bhagvati Chawl, Chincholi Bunder Road, Malad (West), Mumbai – 400 064; both adult Indian Inhabitants herein after referred to as “THE PURCHASERS/THE TRANSFEREES” (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

NEHRE

Prakashsingh

Vinod



It has been represented by the Vendor/the Transferor to the Purchasers/the Transferees as follows:-

1) M/S. VIJAY STHAPATYA PRIVATE LIMITED, a Company registered under the Indian Companies Act, 1956 and having its registered office at 95, Sonal Apartment, Jay Prakash Nagar Road No. 2, Goregaon (East), Mumbai - 400 063; herein referred to as the Builders; developed the land described in the Schedule hereunder and constructed the Building named as "Sonal Industrial Estate;

2) Pursuant to an Agreement for Sale dated 07/07/1975, made and entered into between M/S. VIJAY STHAPATYA PRIVATE LIMITED; therein referred to as "the Builders"; the Party of the First Part and BHAVARLAL TILOKCHAND SHAH being minor represented by its Father and Natural Guardian MR. TILOKCHAND D. SHAH, therein referred to as "the Purchaser" the Party of the Second Part, the Builders therein had agreed to sell to Purchaser therein, the ownership rights of the Commercial Office Premise bearing Gala No. RCC-028, admeasuring about 425 Sq. Ft. Built up

बरल - १	
अग्ने	५८
२०३४	

area on Ground Floor of the newly constructed Building known as Sonal Industrial Estate, situated at Ramchandra Lane Extension, Malad (W), Mumbai - 400 064; lying on land bearing CTS Nos. 307/68, of Valnai Village in Borivali Talukā of Mumbai Suburban District (hereinafter referred to as the "Said Premises") on the terms, conditions and consideration as mentioned therein. By virtue of the said Agreement dated 07/07/1975 and having paid the entire amount of consideration as mentioned therein, the said BHAVARLAL TILOKCHAND SHAH being minor represented by its Father and

Vijay

नेमल्लि

Bealcalh

Vijay



Natural Guardian MR. TILOKCHAND D. SHAH, being the legal and lawful owner of and in actual possession of the Said Premises;

- 3) A Co-Operative Society of the building known as Sonal Industrial Estate was formed and registered under the name and style of "MALAD SONAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED." which was registered under the Maharashtra Co-operative Societies Act, 1960 under registration no. BOM/GEN/PR/1629 of 1981, dated 17/06/1981, hereinafter, for the sake of brevity referred to, as "the Said Society"; and the Said MR. TILOKCHAND D. SHAH was admitted as the bonafide member of the Said Society and was issued the 5 fully paid up shares of Rs. 50/- each bearing distinctive nos. from 161 to 165 (both inclusive) issued in the Duplicate Share Certificate No. 33, aggregating to the total share capital of Rs. 250/- of the Said Society (hereinafter referred to as "the Said Shares");

बरेल - १		
११००	६	४८

- 4) By and under another Agreement for Sale of unknown dated and entered into between BHAVARLAL TILOKCHAND SHAH being minor represented by its Father and Natural Guardian MR. TILOKCHAND D. SHAH, therein referred to as "the Transferor" the Party of the First Part, and M/S. PARMAR PLASTIC PRODUCTS, therein referred to as "the Transferee" of the Second Part, the Transferor therein had agreed to sale, transfer and assign to the Transferee therein his right, title and interest over the Said Premises and the Said Shares, on the terms, conditions and consideration as mentioned therein the Said Agreement for Sale of unknown dated. By virtue of the above mentioned Agreement for Sale of unknown dated and having paid the entire amount of consideration as mentioned therein, M/S. PARMAR PLASTIC PRODUCTS became the legal

V. K. K.

नेहरू लिमिटेड
 P. K. K.



of, well and sufficiently entitled to the Said Shares;

5) The Said Society had duly transferred the Said Shares and the Said Premises in the name of M/S. PARMAR PLASTIC PRODUCTS;

6) By and under another Agreement for Sale dated 31/07/1985, made and entered into between M/S. PARMAR PLASTIC PRODUCTS, therein referred to as "the Transferor" the Party of the First Part, and M/S. AUTO STICK, therein referred to as "the Transferee" of the Second Part, the Transferor therein had agreed to sale, transfer and assign to the Transferee therein its right, title and interest over the Said Premises and the Said Shares, on the terms, conditions and consideration as mentioned therein the Said Agreement for Sale dated 31/07/1985. By virtue of the above mentioned Agreement for Sale dated 31/07/1985 and having paid the entire amount of consideration as mentioned therein, M/S. AUTO STICK became the legal and lawful owner of, well and sufficiently entitled to the Said Premises and the Said Shares;

7) The Said Society had duly transferred the Said Shares and the Said Premises in the name of M/S. AUTO STICK on 19/04/1986;

बरेल - ३		
११४०६	१०	४८
३) By and under another Sale Deed of Agreement dated 21/11/1992,		

(certified as duly Stamped by the General Stamp Office vide Case No. AS/42051/95, dated 15/07/1997), made and entered into between M/S. AUTO STICK, therein referred to as "the Transferors" the Party of the First Part, and MR. VINOD MADANRAJ BHANDARI, therein referred to as "the Transferee" of the Second Part, the Transferor therein had agreed to sale, transfer and assign to the Transferee therein its right, title and interest over the Said Premises

Vinod

नेहरुसिंह

Parashram



and the Said Shares, on the terms, conditions and ~~and~~ as mentioned therein the Said Deed of Agreement dated 21/11/1992. By virtue of the above mentioned Deed of Agreement dated 21/11/1992 and having paid the entire amount of consideration as mentioned therein, MR. VINOD MADANRAJ BHANDARI became the legal and lawful owner of, well and sufficiently entitled to the Said Premises and the Said Shares;

9) The Said Society had duly transferred the Said Shares and the Said Premises in the name of MR. VINOD MADANRAJ BHANDARI on 21/03/1993;

10) In the manner aforesaid, MR. VINOD MADANRAJ BHANDARI, the Vendor/the Transferor herein became the absolute owner of, with clear and marketable title and well sufficiently possessed of the ownership of Gala No. RCC-028, admeasuring about 425 Sq. Ft. Built up area on Ground Floor, in the Service Industrial Estate known as Sonal Industrial Estate, of "Malad Sonal Industrial Premises Co-Operative Society Limited," situated at Ramchandra Lane Extension, Malad (West), Mumbai - 400 064;

वरल - १		
९९४०८	९९	४८

11) In consequence of the membership of the Said Society, the Vendor/the Transferor is entitled to use, enjoy, occupy and possess the Said Premises on what is popularly known as "on ownership basis";

12) The Vendor/the Transferor further covenants with the Purchasers/the Transferees as under:

a) That in the premises aforesaid, the Vendor/the Transferor is legally entitled to the Said Premises and the Said Shares together with benefits attached to it neither the Vendor/the

नेहरू

P. K. Singh

Vinod



herein personally nor through any of his agent/s at any time hereto either created or agreed to create any party rights or right, title, interest or claim whatsoever of the Said Premises;

the Vendor/the Transferor is in the exclusive and absolute possession of the Said Premises with full lock and key control with actual custody and dominion over the possession of the Said Premises with the Said Shares and benefits and that neither the Vendor/the Transferor had till date hereof nor at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the Said Premises or any part or portion thereof in any way or any manner whatsoever;

c) That title of the Vendor/the Transferor in respect of the Said Premises with Said Shares and benefits is absolutely clear and marketable, free from all encumbrance and reasonable doubts including free from any third party adverse Deal Arrangements, Understanding, Agreement, Agreement for Sale, Transfer or Assignment, Conveyance, Release, Relinquishment, Surrender, Gift, Exchange, Mortgage or any other encumbrances of any nature whatsoever;

बरल - १	
९९०६	१२/८ or tender
२०.२.४	

d) That the Vendor/the Transferor herein has not been disqualified or disintitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/or reservation and otherwise and there is no dispute filed or pending or disposed off in respect of the Said Premises or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the Vendor/the Transferor;

Vinod

नेहमी

पुणे



e) The Vendor/the Transferor doth hereby covenant with the Purchasers/the Transferees that notwithstanding any act, deed or thing whatsoever done by the Vendor/the Transferor or by any person or persons lawfully or equitably claiming from, under, or in trust for him made, done, omitted, or knowingly or willingly suffered to the contrary, the Vendor/the Transferor now has the good right, and absolute power to sell, transfer, release and assure the Said Premises unto and to the use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the Vendor/the Transferor or by any other person or persons lawfully or equitably claiming by, from, under, or in trust for the Vendor/the Transferor;

f) AND that it shall be lawful for the Purchasers/the Transferees, from time to time and at all times after payment of full and final consideration, to peacefully and quietly hold, possess and enjoy the Said Premises sold, transferred, released and assured with its appurtenances, and receive the rents and profits thereof for his own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the Vendor/the Transferor or by any other person or persons lawfully or equitably claiming by, from, under, or in trust for the Vendor/the Transferor;

in trust for the		
9980E	93	8C
5/8/8		

g) That in manner aforesaid, the Vendor/the Transferor has truly, honestly, bonafidely and in good faith disclosed to the Purchasers/the Transferees all the material facts and circumstances in respect of the Said Premises with the Said Shares and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bonafide representations (or any misrepresentation or concealment from the

Handwritten signature

Printed name

Viney



Purchasers/the Transferees in bad faith) or anything whatsoever in that behalf and in any manner whatsoever;

REAS upon the strength of the aforesaid representations made by the Vendor/the Transferor, the Purchasers/the Transferees have approached the Vendor/the Transferor and have entered into oral negotiations with the Vendor/the Transferor, and pursuant to the said negotiations, requested the Vendor/the Transferor to sell the Said Premises to the Purchasers/the Transferees for the consideration and on the terms and conditions hereinafter appearing; and the Vendor/the Transferor have agreed to sell, transfer and assign and the Purchasers/the Transferees have agreed to purchase and acquire all the rights, title and interest of the Vendor/the Transferor in the Said Premises with absolute and exclusive right of use and occupation of the Said Premises and also the Said Shares with all rights, security deposits, sinking funds, title, interests, benefits, etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The recital as stated above and the representations made by the Vendor/the Transferor shall form the integral part of this Agreement.

बरल - Vendor/the		
9980E	98	8C
2028		

The Vendor/the Transferor has agreed to sell, transfer and assign to the Purchasers/the Transferees and the Purchasers/the Transferees have agreed to purchase/acquire the Said Premises bearing Gala No. RCC-028, admeasuring about 425 Sq. Ft. Built up area on Ground Floor, in the Service Industrial Estate known as Sonal Industrial Estate, of "Malad Sonal Industrial Premises Co-Operative Society Limited," situated at Ramchandra Lane Extension, Malad (West), Mumbai - 400

Vinod

नेहरू

Prakash



064; together with all rights, shares, deposits, ~~sim~~ title, interest, benefits etc. at the lump sum price or consideration amount of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) ON OWNERSHIP BASIS.

a. A sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) has been already paid by the Purchasers/ the Transferees to the Vendor/ the Transferor (the details of the part payment consideration amount paid to the Vendor/the Transferor is given at the foot hereof and which the Vendor/the Transferor hereby admits and acknowledges the receipt whereof and hereby acquit, release and discharge Purchasers/Transferees from each and every part thereof).

b. The balance sum of Rs. 52,50,000/- (Rupees Fifty Two Lakhs Fifty Thousand Only) is payable by the Purchasers/the Transferees to the Vendor/the Transferor on or before 30 working days from the date of execution of these presents towards the balance and full and final consideration for the Said Premises (by availing loan from any Ban/Financial Institution), subject to the Vendor /the Transferor handing over the required papers / documents / NOC from the concerned authorities for the purpose of availing loan by the Purchasers / the Transferees.

of availing loan by		
9980E	94	8C

c. The Purchasers/the Transferees shall deduct tax, at the rate of one (1%) percent of the Sale Consideration i.e. a sum of Rs. 55,000/- (Rupees Fifty Five Thousand Only), in terms of the Central Board of Direct Taxes Notification under the Finance Act, 2013 which is under the provisions of Section 194-IA of the Income Tax Act, 1961. Within ten (10) days from the date of making payment to the Government, the Purchaser/the Transferee shall forward the copy of the challan of payment to the Vendor/the Transferor. In any

नेहरू

Prakash Mishra

Vinod



Purchaser/the Transferee shall be liable and responsible for the provisions of the Notification and indemnify the Vendor/the Transferor in respect of the said premises.

3. The Vendor/the Transferor shall hand over to the Purchasers/the Transferees the vacant and peaceful possession of the Said Premises along with all the Original Deeds, Documents, Receipts etc. pertaining to the Said Premises against receiving the full and final consideration amount from the Purchasers/the Transferees.

4. The Vendor/the Transferor undertakes that she will obtain the required 'No Objection Certificate' from the said Society for the sale of the Said Premises to the Purchasers/the Transferees before execution of this Agreement. The Vendor/the Transferor further agrees and undertakes to co-operate with the Purchasers/the Transferees for obtaining the formal No Objection Certificate in the stipulated format as required by the Bankers of the Purchasers/the Transferees from whom they are willing to avail Loan. On receipt of the full consideration, the Vendor/the Transferor shall apply to the said Society to obtain their written permission for transferring the Said Premises to the Purchasers/the Transferees herein.

बरेल - ५		
३३०९	९६	४८
५.	The society	
₹ ०.३४		
paid by the		

Transfer Charges in respect of this Sale shall be borne and paid by the Vendor/the Transferor and Purchasers/the Transferees in equal share. The legal charges and other incidental expenses in respect of this Sale are to be borne and paid by the Purchasers/the Transferees except the charges incurred by the Vendor/the Transferor for their own benefit of any nature including legal advice, etc.

जिनोद

नेमि सिंह

Prakash Singh



6. The Vendor/the Transferor further declares that he has no share of outgoings related to the Said Premises such as Municipal Taxes, Maintenance Charges, Sinking Funds, Repair-Funds, Water Taxes, Electricity Charges, and other utility charges etc. up to date and there no dues pending from him to any authorities concerned. the Vendor/the Transferor hereby covenant with the Transferees as follows:-

- i. That the Vendor/the Transferor has not received any notice of any nature whatsoever whereby the Vendor/the Transferor is prohibited or prevented from selling and transferring the Said Shares and/or the Said Premises in favour of the Purchasers/the Transferees.
- ii. That the Vendor/the Transferor has duly observed and performed the rules and regulations as per the bye-laws of the said Society and paid up to date her contribution in the nature of outgoings, dues, taxes, etc. to the Society.

iii. That the membership of the Vendor/the Transferor in the said society has not been in way jeopardized either by Notice of any nature whatsoever from the said Society or otherwise in any manner whatsoever.

iv. That there are no pending litigations in any Court or Tribunal or attachment issued by any Court or tribunal or any legal proceedings initiated in respect of the Said Shares and or the Said Premises or any part thereof by any person or persons, the Government or anybody or authority or the said society or any account whatsoever.

v. That there is no prohibitory order issued by any Tax and/or Revenue authority prohibiting the Vendor/the Transferor from selling and/or transferring the Said Premises.

vi. That the Vendor/the Transferor shall indemnify and keep indemnified the Purchasers/the Transferees from and against all actions, claims, demands, costs, charges and expenses etc. claimed as falling due prior

9980E	90	8C
-------	----	----

नेह सिंह

Prakash Singh

Vindod



of these presents and until the date of handing over vacant possession of the Said Premises, whichever is later. It is hereby agreed and undertaken by the Vendor/the Transferor that, in case any amount payable to the said Society or any other authority / Bank / Sales Tax / Income Tax / Agency, etc., by the Vendor/the Transferor in respect of the Said Premises prior to the date of giving vacant possession thereof to the Purchasers/the Transferees herein due to the act(s)/deed(s) performed by or pertaining to the Vendor/the Transferor during the period of ownership of the Said Premises by the Vendor/the Transferor herein is brought to the notice of or demanded from the Purchasers/the Transferees at any time in future, the same shall be borne and paid by the Vendor/the Transferor only without any delay.

vii. Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor/the Transferor or any person, person/s or bodies lawfully or equitably claiming by, from them, or in trust for them, the Vendor/the Transferor has himself full and absolute right, title, claim, interest, power and absolute and complete authority to sell, assign and transfer to the Purchasers/the

बरल - १	
९९००६	९८ ४८
२०१४	

Transferees the Said Premises AND THAT the Vendor/the Transferor has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the Said Premises by the Vendor/the Transferor may be rendered illegal and/or unauthorized for any reason or on any account.

viii. That no proceeding or notice intimating intention of proceeding for acquisition or requisition by any Governmental or Semi Governmental or local bodies or authorities or Banks/Financial Institution or by any other authorities have been served upon or issued against the Said Premises or any part thereof.

Vind

Handwritten signature

Handwritten signature



- ix. That no notice or intimation of attachment has been issued or causing to be attached the Said Premises or any part thereof by Income Tax, Sales Tax or any other Department or any Governmental or Semi Governmental or local bodies or authorities for arrears of taxes, cesses, levies or duty payable by the Vendor/the Transferor and/or any of the predecessors in title of the Vendor/the Transferor.
- x. That the Said Premises is not affected by any Lis pendens or insolvency proceedings or any prohibitory orders from any Authority restraining the Vendor/the Transferor from dealing with or disposing of or parting with possession of the Said Premises or any part thereof, neither the Government nor any public authority has issued any order under the Income Tax Act, Wealth Tax Act and/or the Maharashtra Land Revenue Code or under any statute restraining the Transferor from selling or disposing of the Said Premises or any part thereof in any manner, are represented by the Vendor/the Transferor to the Purchasers/the Transferees.

बरल - १	
९९४०९९८	४८
१६२४	

7. On payment of the full and final consideration for the Said Premises, the Transferees shall be entitled to apply for the membership of the said MALAD SONAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED, the Purchasers/the Transferees hereby agree and undertake to become members of the said MALAD SONAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED, and abide by its rules, regulations and bye laws.
8. The Vendor/the Transferor further undertakes to pay all the taxes, maintenance charges and other outgoings, in respect of the Said Premises up to the date of handing over vacant possession of the Said Premises to the Purchasers/the Transferees herein. Thereafter,

नेहू जी

Prakash Singh

Wined



Purchasers/the Transferees shall be liable and responsible to pay the necessary outgoings and bills in respect of the Said Premises. The Vendor/the Transferor shall give full co-operation to the Purchasers/the Transferees to get the approval of the said Society for transfer of the Said Premises and the Said Shares in the name of the Purchasers/the Transferees and the admission of the Purchasers/the Transferees as members of the said Society.

10. The Vendor/the Transferor agrees and undertakes to sign and execute all acts and deeds including declaration, undertaking etc. for the effectual transfer of the Said Premises and the Said Shares in favour of the Purchasers/the Transferees and they further agree to make application to the Said Society to make necessary changes in their records.

11. In the event, it is found that the Vendor/the Transferor title to the Said Premises is defective or any claim is made on the Said Premises and/or the Said Shares or the Vendor/the Transferor has suffered any loss or damages due to the statements, declarations, representations and assurances made herein by the Vendor/the Transferor or any

बरेल claim whether directly or indirectly is made on the Said Premises	
9980E	DO/SC and/or in the
I agree to indemnify and keep the Purchasers/the Transferees and/or	

their nominees/successors in title indemnified against all losses, damages, costs and expenses which may be suffered by the Purchasers/the Transferees on account of above and the Vendor/the Transferor shall reimburse the Purchasers/the Transferees and/or their nominees and/or successor in title for the same without any delay.

Vinod

नेहल सिंह

Pranab Singh

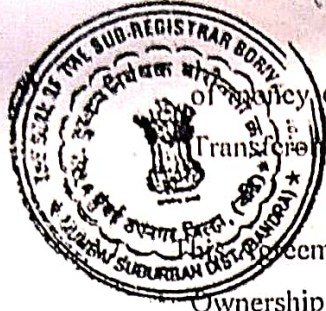


12. The Vendor/the Transferor hereby undertake in case any other nomination, assignment, Mortgage, lien or charge in respect of the Said Premises and the Said Shares have been made or created by the Vendor/the Transferor or any one claiming through him prior to this day, in favour of any person/s other than the Purchasers/the Transferees herein, the same shall after the execution of this presents, be deemed to be null, void, in-operative, cancelled and deemed to be withdrawn and not binding upon the Purchasers/the Transferees.
13. The Vendor/the Transferor agrees and undertakes that she will give full Co-Operation to the Purchasers/the Transferees for and execute such further writings, transfer forms (including but not limited to telephone and electricity), declarations or documents as may be necessary for the purposes of effectually transferring her share, right, title, claim and interest in respect of the Said Premises to the Purchasers/the Transferees.
14. The expense of Stamp Duty, Registration Charges and Legal Charges payable on this Agreement should be borne by the Purchasers/the Transferees alone, and the Vendor/the Transferor shall co-operate with the Purchasers/the Transferees for the required purposes of the same.
15. It is agreed by and between the parties hereto that this Agreement shall be lodged for registration by the parties hereto and the Vendor/the Transferor shall attend the office of Sub-Registrar of Assurance of appropriate jurisdiction for admitting the execution hereof.
16. The Purchasers/the Transferees shall not be called upon by the Vendor/the Transferor to make additional payment of any other sum

9900	29	80
2028		

नेह सिं
G. K. Singh

Divod



other than that has been expressly agreed upon with the
Transcription in these presents.

Agreement shall be subject to the provisions of the Maharashtra
Ownership Flats Act 1963 and the rules made thereunder.

18. It is hereby agreed by and between the parties hereto that, on payment of the full and final consideration for the Said Premises, this Agreement for Sale shall be deemed as Sale Deed.
19. This Agreement for Sale has been executed in Mumbai, the Property is situated at Mumbai and the payments are made in Mumbai, hence this Agreement is subjected to the Jurisdiction of Mumbai.

SCHEDULE OF THE PROPERTY

All that a commercial premises bearing Gala No. 028, admeasuring about 425 Sq. Ft. Built up area on the Ground Floor, in the Service Industrial Estate known as Sonal Industrial Estate, of Malad Sonal Industrial Premises Co-Operative Society Limited, situated at Ramchandra Lane Extension, Malad (West), Mumbai - 400 064; lying on land bearing C.T.S. No. 307/68, of Valnai Village in Borivali Taluka of Mumbai Suburban District. The year of construction of the Building is 1977. The building consists of Ground + 2 upper floors without lift facility.

Vinod




बरल - १		
१११०६	२२	४८
२०२४		

नीलेश शिंदे
Prakash Singh



IN WITNESSETH WHEREOF both the parties hereto have signed and subscribed their respective hands on this day and the year first hereinabove written.

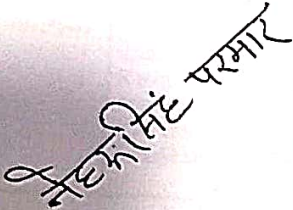
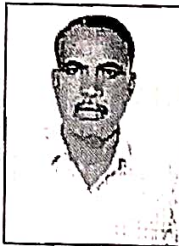

SIGNED AND DELIVERED by the within named "THE VENDOR" MR. VINOD MADANRAJ BHANDARI

		
(SIGNATURE)	(PHOTOGRAPH)	(LEFT THUMB IMP)

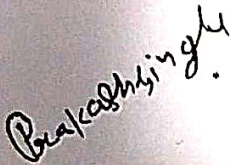


In the presence of Chandabhandi K. Vena
Ch. K. Vena

वरल - १
९९४०८ २३ ४८
२०२४

SIGNED AND DELIVERED by the within named "THE PURCHASERS" MR. NEHRUSINGH KISHANSINGH PARMAR &

		
(SIGNATURE)	(PHOTOGRAPH)	(LEFT THUMB IMP)

MR. PRAKASHSINGH NEHRUSINGH PARMAR

		
(SIGNATURE)	(PHOTOGRAPH)	(LEFT THUMB IMP)

in the presence of Romani Sanyal

२३

Municipal Corporation of Greater Bombay.

No. CE/1819/BS11/11.

To
Shri. R. S. Daxot, Architect.

10 SEP 1971

Subject: Permission to occupy the completed portion of the industrial building at S.No. 28 (Pt) A.C. Ramchandra Wase, Malad West for Shri R. S. Daxot.

Sir,

Ref: Your letter dated 12-8-71.

By direction I have to inform you that the permission to occupy the completed portion of ground + 1st and 2nd floor shown by you in the red plan in the plan submitted by you on 30-7-71 is hereby granted upto 21-2-78. Please note that this permission is without prejudice to section 471 of B.M.C. Act and subject to the following conditions:-

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.P. and certified copy of the same submitted to the Registrar.
2. That the 2nd floor should be kept reserved for shift of industrial purposes.
3. Design of frames to be submitted within one month from the date of issue.
4. E.E. Plans and remarks to be completed within one month.



वरल - १	२८
३३२८	२८

Yours faithfully,

Asstt. Engineer: Bldg. Proposals ZIL.P.

- Copy to: 1. Shri R. S. Daxot, Owner.
2. B.E.V. 3. W.O.P. 4. A.A.C.P. 5. M.O.E.P.
6. A.E.W.P.

for information please.

A. E. B. P. ZIL.P.



वरल - १		
३३००६	१७	४८
२०२४		

5

Municipal Corporation of Greater Bombay.

No. CE/1919/BSTI/AP.

To
Shri. B. S. Barot, Architect.

10 SEP 1971

Sub: Permission to occupy the completed portion of the industrial building at S.No. 23(pt) at Ramchandra Vase, Malad West for Shri R. H. D'lima.

Sir,

Ref: Your letter dated 12-8-71.

By direction I have to inform you that the permission to occupy the completed portion of ground + 1st and 2nd floor shown by you in the red color in the plan submitted by you on 30-7-71 is hereby granted upto 31-3-73. Please note that this permission is without prejudice to adoption of 55d/471 of B.M.C. Act and subject to the following conditions:-

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.P. and certified copy of the same submitted to the Registrar.
2. That the 25% area shown in red should be kept reserved for shifting industries when non-performing zone.
3. Design of cranes etc. be submitted within one month from the date hereof.
4. E.E. Plans and remarks etc. to be submitted within one month.



वरल - 4/
१३२८ २०

Yours faithfully,

(Signature)

Asstt. Engineer Bldg. Proposals ZIL.P.

- Copy to: 1. Shri. R. H. D'lima, Owner.
 2. S.E.V. 3. A.W.O.P. 4. A.A.S. G.P. 5. M.O.H.P.
 6. A.E.W.P.

for information please.

A. E. P. ZIL.P.



वरल - १
११४०९ १७ ४८
२०२४

MALAD SONAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED

(Regn. No. BOM/GEN/PR - 1629 of 1981)

Ramchandra Lane Extension,
Kachpada, Malad West,
MUMBAI - 400 064.

TO WHOMSOEVER IT MAY CONCERN

This is to state and confirm that Mr. Vinod M. Bhandari is a present member of this Society owning Gala no.RCC-028 at Ground floor.

This society is registered under Maharashtra Co-operative Societies Act and having registration no.BOM/GEN/PR/1629 dated 17.06.1981.

Description of Society and Gala No.RCC-028

Gala No. RCC-028 is an Industrial Gala having built up area... 425 Sq. Ft.

Year of Construction of the Building.....1977

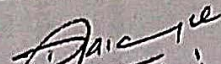
There are no Lifts in the Society Building and

The Building is Ground plus 2 floors.

The relevant CTS Number is 307/68.Village Valnai, Taluka Borivli, MSD.

This Society has NO OBJECTION if the owner of the Gala Mr. Vinod M. Bhandari willing to Sale or Transfer his Gala.

For Malad Sonal Indl. Prem. Co-op. Society Ltd.


Shrikant L. Sakpai
Hon./Secretary



Date: 29.05.2024.



बरल - १		
११४०६	५६	४८
२०२४		



Member's Register No. 26

Certificate No. 131
33

MALAD SONAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD.

Surva No. 26 (PT)
Ramchandra Lane Malad (west), Bombay 400 064.
(Registration No. BOM/GEN/PR/1629 of 1981 dated 17-4-1981)

IS TO CERTIFY THAT Shri. Dilip Chand. D.S. bhad.

Registered Holder of Five (IN FIGURES) Five only (IN WORDS) shares of Rs. 50/- each Numbered from 161 to 165 both inclusive of

MALAD SONAL INDUSTRIES PREMISES CO-OPERATIVE SOCIETY LIMITED

subject to the bye-laws of the said Society. Given under the common seal of the Society at Bombay

this 26th day of February 1984

(Faint, mostly illegible text from the reverse side of the page, including names like 'Chairman' and 'Secretary')

Member of the Committee

Handwritten signature

बरल - १		
११४०६	३६	४८
२०२४		

बरल - १
 १११००९ ३२ ४८
 २०२४

MEMORANDUM OF THE TRANSFERS OF THE WITHIN N



DATE OF TRANSFER	TRANSFER NO.	SHARE REGISTER NO. (OLD)	TO WHOM TRANSFERRED	REG. NO.	SIGNATURE OF OFFICER IN CHARGE	SECRETARY
	132	26	Shri Rasik Harji Shah c/o. Sarwar Plastics Products	132	[Signature]	[Signature]
19.4.86 19.4.86	169	132	AUTO STICK	169	[Signature]	[Signature]
21.11.92 12.5.93 1989	169	169	Vinod M. Shandani	298	[Signature]	[Signature]



19/07/2024

सूची क्र.2

दुय्यम निबंधक : सा. दु.नि. बोरीवली 1
दस्ता क्रमांक : 11409/2024
नोंदणी :
Regn 63m

गावाचे नाव : वळणई	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5500000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5487364.68
(4) मू.मापन, पोटहिस्ता व पररुमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर बर्षन :- इतर माहिती: गावा नं. 028, वळ मजला, सोनल इंडस्ट्रियल इस्टेट, बॉफ मालाड सोनल इंडस्ट्रियल प्रिमायसेस को-ऑपरेटिव सोसायटी लिमिटेड, रामचंद्र लेन एस्टेट, मालाड (पश्चिम), मुंबई-400064;.....मिळकतीचे क्षेत्रफळ 335 चौ फूट कार्पेट, सी.टी.एन नं. 307/68, नोंबे वळणई मध्ये आहे. PUI: PN1802680110000 ((C.T.S. Number : 307/68 :))
(5) क्षेत्रफळ	1) 425 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून देवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-विनोद मदनराज भंडारी वय:-57; पत्ता:-प्लॉट नं: 701, माळा नं:-, इमारतीचे नाव: सीटा कुंज, ब्लॉक नं: मालाड (पश्चिम), मुंबई, रोड नं: तुरेल पावाडी रोड, जैन मंदिरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400054 पं नं:-AABPB9229R
(8) दस्तऐवज करून घेणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-नेहर्षिंह किशनसिंह परमार वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: तुला, उदयपूर, राजस्थान, रोड नं:-, राजस्थान, ऊडाईपूर. पिन कोड:-313001 पं नं:-ALAPP0505A 2): नाव:-प्रकाशसिंह नेहर्षिंह परमार वय:-31; पत्ता:-प्लॉट नं: बी/22, माळा नं:-, इमारतीचे नाव: मनवती बाळ, ब्लॉक नं: मालाड (पश्चिम), मुंबई, रोड नं: चिंचोली बंदर रोड, महाराष्ट्र, मुंबई. पिन कोड:-400064 पं नं:-CKZPP2919L
(9) दस्तऐवज करून दिल्याचा दिनांक	19/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11409/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेग	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

सुसंग व्यवहारासाठी नागरिकांचे सधमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही बंधनकारक करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेस पाठविणेद्वारे आलेला आहे.
आता हे दस्तऐवज 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 19/07/2024) to Municipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.

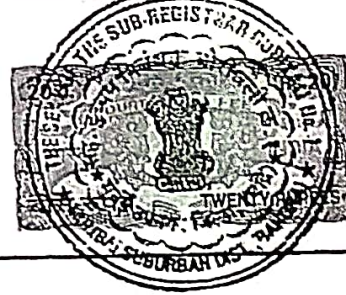


19/07/2024

सूची क्र.2

दुय्यम निबंधक : सग. दु.नि. बोरीवली 1
दस्ता क्रमांक : 11409/2024
नोदंणी :
Regn 63m

गावाचे नाव : वळणार्ड	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5500000
(3) बाजारभाव (माडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5487364.68
(4) ग. मापन, पोटहिल्ला व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर बर्षन : इतर माहिती: गावा नं. 028, तळ मजला, सोनल इंडस्ट्रियल इस्टेट, ऑफ मालाड सोनल इंडस्ट्रियल प्रिमायसेल को-ऑपरेटिव सोसायटी लिमिटेड, रामचंद्र सेन एक्सटेंशन, मालाड (पश्चिम), मुंबई-400064;..... मिळकतीचे क्षेत्रफळ 335 चौ फूट कारपेट, सी.टी.एन नं. 307/68, मोजे बळणार्ड मध्ये आहे. PUJ: PN1802680110000 ((C.T.S. Number : 307/68 ;))
(5) क्षेत्रफळ	1) 425 चौ.फूट
(6) आवागणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/सिंहन केवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- विनोद मदनराज भंडारी वय:-57; पत्ता:- प्लॉट नं: 701, माळा नं: -, इमारतीचे नाव: मीता कुंज, ब्लॉक नं: माताड (पश्चिम), मुंबई, रोड नं: तुरेल पाखाडी रोड, जैन मंदिरच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400064 पं नं:-AABPB9229R
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- नेहरुसिंह किसानसिंह परमार वय:-54; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: तुला, उदयपूर, राजस्थान, रोड नं: -, राजस्थान, ऊर्बाईपूर. पिन कोड:-313001 पं नं:-ALAPP0505A 2): नाव:- प्रकाशसिंह नेहरुसिंह परमार वय:-31; पत्ता:- प्लॉट नं: बी/22, माळा नं: -, इमारतीचे नाव: भगवती बाळ, ब्लॉक नं: माताड (पश्चिम), मुंबई, रोड नं: बिबोसी बंदर रोड, महाराष्ट्र, मुंबई पिन कोड:-400064 पं नं:-CKZPP2919L
(9) दस्तावेज करून दिल्याचा दिनांक:	19/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	19/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11409/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेग	



मुल्यांकनासाठी विचारण घेतलेला उपशीत:-

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

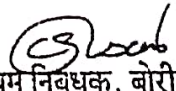
सुलभ व्यवहारासाठी नागरिकांचे सघर्मीकरण
दस्तावेज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकास पाठविणेद्वारे शक्यता आहे.
आता हे दस्तावेज बाळगून ठेवण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

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 19/07/2024) to Municipal Corporation of Greater Mumbai.

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


सह. दुय्यम निबंधक, बोरीवली क्र. १,
मुंबई उपनगर जिल्हा.