

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane, on this 27th day of February 2023.

B E T W E E N

SMT. SUNANDA BAL SUPATKAR, Age 75 years, PAN NO. LORPS1357E, Aadhar : 4706 8518 9802, an Indian inhabitant, Residing at : 003, Platino G, Lodha Splendora, Bhayandar Pada, G.B.Road, Thane W - 400615 (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) the party of the FIRST PART, herein after called the TRANSFEROR

दस्तावेज क्र. 396/2023
AND
3/46
PAN NO. BRUPP6583R



MR. MANOJ SHRIKANT PANCHAL, Age 32 years, PAN NO. BRUPP6583R, Aadhar : 5628 7222 6727 Indian Inhabitants, Residing at : Panchalwadi, At -Post Dhamanse, Tal - Dist Ratnagiri, - 415 620, which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the party of the SECOND PART, hereinafter called the TRANSFEREE.

AND

1) MRS. VIDYA SANJAY GAJJAR, Age 53 Years, (Maternal name being Vidya Bal Supatkar), PAN NO. AVNPG4351L, Aadhar : 2334 9542 0555 having Address at : 103, Shree Shivneri Chsl., Subhash Nagar, Chendani Koliwada, Mith Bandar Road, Thane (East) - 400603.

2) MRS. SUNETRA PANDURANG MESTRI, Age 52 Years, (Maternal name being Vandana Bal Supatkar), PAN NO. ASTPM7436K, Aadhar : 4412 2149

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दस्त क्र 7376	2023
2841 having Address at 501, Snehdeep soc., Govind Bacchaji Road, Near	
dagdi school, charai, Thane, (west) - 400 601 Thane (West) - 400601.	



- 3) MR. SHEKHAR BAL SUPATKAR, Age 50 years, PAN NO. AJXPS1354F, Aadhar : 7776 7341 9943, having Address at : 0 03, Platino G, Lodha Splendora, Bhayandar Pada, G.B.Road, Thane W - 400615
- 4) MRS. JYOTI CHETAN CHINDARKAR, Age 48 Years, (Maternal name being Jyoti Bal Supatkar), PAN NO. ALDPC9518K, Aadhar : 9554 7956 0881 having Address at : J/15, Satguru Apt., L.B.S. Marg, Near Vardhman Estate, Gokul Nagar, Thane (West) - 400601.

(which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the party of the **THIRD PART**, herein jointly after called as "**THE CONFIRMING PARTY**".

AND WHEREAS Said Flat allotted from M/s. Sai Krupa Enterprises through SRA Scheme, Flat No. 103, Building No. 1, admeasuring 325 Sq. Ft. Carpet, on the first floor, "SHREE SHIVNERI CO-OPERATIVE HOUSING SOCIETY LTD". situated at : Subhash Nagar, Chendani Koliwda , Mith Bandar Road, Thane (East) - 400603, by Agreement dated 17th Nov. 2002 on his name i.e. late Bal Bhagwan Supatkar, which referred to as second part.

AND WHEREAS After the death of LATE BAL SUPATKAR, his name has been deleted from the said Society Record and in the Said Share Certificate No. 11, as per the provisions of the law. Hence Smt. Sunanda Bal Supatkar (wife of Late Bal Supatkar) all Society Record and Share Certificate number 11 transferred on her name from the said Society.

Late Bal Supatkar, who is husband of the Transferor, has expired on dated 06/09/2021, as per provided death certificate Registration number D-2021 ; 27-90414-002773 issued on 04/10/2021 by Health Department of



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Municipal Corp
certificate of La

WHEREAS T
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follows :-

Sr. No	Name
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consideration of this Agreement for Sale to TRANSFEROR through the TRANSFEREE and vide any bank / financial institution to The TRANSFEROR on behalf of TRANSFEREE. THE CONFIRMING PARTY INDEMNIFY and SHALL KEEP INDEMNIFIED to TRANSFEROR AND TRANSFEREE regarding no claim in rights, title and beneficial interest in The Said Flat.

- B) And The TRANSFEROR is absolutely seized and possessed of or otherwise well and sufficiently entitled to sell Flat No. 103, Building No. 1, admeasuring 325 Sq. Ft. Carpet area, on the 1st floor - in society known as "SHREE SHIVNERI CO. OP. HSG. SOC. LTD", having Society Registration No. TNA/(TNA/HSG/ (TC)/13107 dated 04/10/2001, (hereinafter referred to as the SAID SOCIETY) being constructed on the land bearing Survey No. 118 (A9Part), Hissa No. - C.T.S. No. 217/a/1(Part), Tika No. 1 of village - Chendani within the city limits of Thane and the limits of Thane Municipal Corporation in the locality more popularly known as "SHREE SHIVNERI SOCIETY", Situated at : Subhash Nagar, Chendani Kollwda , Mith Bandar Road, Thane (East) - 400603, and more particularly described in the schedule written hereinafter and hereinafter referred to as "THE SAID FLAT".
- C) THE TRANSFEROR hereby state and confirm that she is member of the Said Society namely SHREE SHIVNERI CO-OP HOUSING SOCIETY LTD. duly registered under Maharashtra Co-operative Housing societies Act bearing Registration No. TNA/(TNA)/HSG/(TC)/13107 dated 04-10-2001, and hold 5 shares of Rs. 50/- each bearing distinctive numbers from 51 to 55 (both numbers inclusive) as per the Share Certificate No. 11 and Member Regn. No. 11 (hereinafter referred to as "SHARES CERTIFICATE NUMBER") issued by the said Society.



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दस्त क्र ७३१७	20) This agreement shall always be subject to the provision contained in Maharashtra Ownership Flats Rules 1964 or any other provision of law for the time being applicable hereto.
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SCHEDULE REFERRED TO ABOVE

Flat No. 103, Building No. 1, admeasuring 325 Sq. Ft. Carpet up area, on the First floor, and society known as "SHREE SHIVNERI CO-OPERATIVE HOUSING SOCIETY. LIMITED", being constructed on the land bearing Survey No. 118 (A9Part), Hissa No. - C.T.S. No. 217/a/1(Part), Tika No. 1 of village - Chendani of Village Chendani within the city limits of Thane and the limits of Thane Municipal Corporation in the locality more popularly known as "SHREE SHIVNERI", Situated at : **Subhash Nagar, Chendani Koliwda , Mith Bandar Road, Thane (East) - 400603**, Taluka and Registration Sub-District of Thane and District and Registration District of Thane and bounded as under

East	:	Colony of Opp. Marine Workshop
West	:	Mith Bunder Road.
North	:	Devendu/Gauri Soc., Dipti soc. Saidham soc. Compound.
South	:	Novodit Soc. Compound



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THE

SHREE SHIVNERI

CO-OPERATIVE

HOUSING SOCIETY LIMITED

Registered under the Maharashtra Co-operative Societies Act, 1960

(Registration No. TNA/(TNA/HSG/(TC)/13107

Date 4.10.2001)

Serial No. 11

Authorised Share Capital Rs. 50,000/- Divided into 1000

Shares each of Rs. 50/- only

Members Registration No. 11

THIS IS TO CERTIFY that Shri / Smt. BAL B. SUPATKAR

of THANE is the Registered Holder of Five Shares from No 51 to 55 of Rs. 50/- each (Rs. Fifty each)

in THE SHREE SHIVNERI CO-OPERATIVE HOUSING SOCIETY LIMITED CHENDANI KOLIWADA, THANE subject to the Bye-laws of the said Society

and that upon such Shares the sum of Rs 250/- (Rupees Two hundred fifty) has been paid.

GIVEN under the Common Seal of the said Society at 1st this DECEMBER Day of 2001



[Signature] Chairman

[Signature] Hon Secretary

[Signature] Member of the Committee

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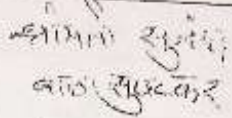
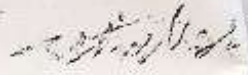
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Memorandum of the transfers of the within-mentioned Shares

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No. of transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	 Chairman	 Hon Secretary	 Committee Member	 Committee Member
2	Chairman	Hon Secretary		Committee Member
3	Chairman	Hon Secretary		Committee Member
4	Chairman	Hon Secretary		Committee Member
5	Chairman	Hon Secretary		Committee Member

जन्म व मृत्यु (ISSUED UNDER RULES 200)

प्रमाणित करणें विलक्षण आहे. THIS IS TO BE KEPT IN THE OFFICE OF THE REGISTRAR OF COMPANIES, DISTRICT THANE, MAHARASHTRA.

मृत्यु व ६१ YEAR

अधिकारी

अध्यक्ष

भयान DEATH 103/ CHEN 1-2/ चेदनी महाराष्ट्र

नोंदण D-20

शेरा

प्रमाण 04

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 B-24)

SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE

843/1
1422

ट न न		BUILDING NO. 1 (Ground + 8 Floors), BUILDING NO. 2 (Stilt + 14 Floors)	
दस्त क्र 296		BUILDING NO. 1 (Ground + 4 Floors)	
M.P. No. 2002/102		3628	
To, 46		Date 24/02/03	
M. J. VAIDYANATHAN & ASSOCIATES		(Architect)	
SHIVNERI CO.OP.HOUSING SOCIETY LTD.		(Owner)	

Sir,

With reference to your application No. NIL dated 27/01/03 for development permission/ int. of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1956 to carry out development work and or to erect building No. _____
 In Village CHENDANI Section No. _____ Ward No. _____ situated
 at Road/Street 307/10/ City S. No. 2 & 3 No. 217 A (pt.), Tike No. 1
 H. No./T. No. _____

- the development permission / the commencement certificate is granted subject to the following conditions.
- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
 - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
 - 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
 - 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) बांधकाम परवानगी क्र. वि.पी.क्र. २००२/१०२ टी.एम.सी./टी.डी.डी. २२०६ दि. १-१-०३ मधील अटी आपणांवर बंधकारक आहेत.
- ६) संतुषेच्या नावाचा मा.र.का. उतारा दाखल करेपर्यंत ७५% भूमिदेशांक वापरता येईल.

मुंबई महानगर प्रदेा रोपडपट्टी पुनर्वसन प्राधिकरण
 एअर.नं. २११ / दिनांक २५/११/२०२२
 महानगर अधिकाार अधिनियम २००५ अंतर्गत
 अर्जदार वरिष्ठ अधिकाार पुरविणेत आलेली छाया

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1956



Office No. _____
 Office Stamp _____
 Date _____

नकार करणं न करणं तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानगा न घेता बांधकाम कार करणं, महानगर अधिकाार नगर रचना अधिनियमाचे कलम ५२ नुसार दखलपात्र पुन्हा आहे. त्यासाठी शासकीय ३ वर्षे वैध व रु. ५०००/- चे नकार करणं

Yours faithfully,
 Dy. City Engineer,
 (Planning & Development)

Municipal Corporation
 the city of Thane.

दस्त क्र 9376 2022

To, 28 50



NO. SRA/ENG/V.P.No.2002/102

28 APR 2017

- 1) Chairman/Secretary,
Shree Shivneri Co. op. Hsg. Soc. Ltd.
Marin Vsahat, Chendani koliwada,
Mithbandar Road, Thane (E).
- 2) Chairman/Secretary,
Sai Anand Co. op. Hsg. Soc. Ltd.
Shivneri Building No.2, Mithbandar Road,
Chendani koliwada, Thane (E).

Sub:- "Occupation" of Rehab Bldg.No.1, Sale bldg. No.2 and Rehab Bldg. No.3 under S.R.Scheme on plot bearing city S.No.217 A/1(pt), Tikka No.1 of Village Chendani, Thane (E) for Shree Shivneri Co. op. Hsg. Soc. Ltd & Sai Anand Co. op. Hsg. Soc. Ltd.
V.P.No.2002/102.

Ref:- Your letter dt.09/07/2007.

Sir,

Reference to your letter mentioned above, I have to inform you that the permission to occupy the as mentioned in the table in the attached plan of building for **Rehab Bldg. No.1-Gr.(pt) St.(pt) + 1st to 8th floors, Sale Bldg. No.2- Stilt + 1st to 14th floors and Rehab Bldg. No.3- Ground + 4th floors** completed under the supervision of the Architect M/s. M.J.Vaidya & Associates and consulting Structural Engineer Mr.Ajay Mahale (Reg No. STR/957) and shown by red colour in the plans submitted by you is hereby granted subject to the following conditions.

- 1) All the conditions mentioned in the various NOC's are binding upon you.
- 2) All the affidavits submitted are binding upon you.

Yours Faithfully,

Executive Engineer-(Thane)
Slum Rehabilitation Authority

Copy to

- 1) Architect - M/s. Vaiday & Associates.
- 2) Developer: M/s. Saikrupa Enterprises.
- 3) Asst. Commissioner of Kopari Ward TMC.



Executive Engineer-(Thane)
Slum Rehabilitation Authority

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दस्तावेज क्र. 396 2023

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/V.P.No.2002/102

Date: 28 APR 2017

To,

- 1) Chairman/Secretary,
Shree Shivneri Co. op. Hsg. Soc. Ltd.
Marin Vsahat, Chendani koliwada,
Mithbandar Road, Thane (E).
- 2) Chairman/Secretary,
Sai Anand Co. op. Hsg. Soc. Ltd.
Shivneri Building No.2, Mithbandar Road,
Chendani koliwada, Thane (E).

D.K. Saldekar
28/4/17

B.K. Kumbale
28-4-17
कोपरी प्रभाग समिती
ठा. न. मा.
क्रमांक :- 309
दिनांक :- 31/4/17

Sub:- "Occupation" of Rehab Bldg.No.1, Sale bldg. No.2 and Rehab Bldg. No.3 under S.R.Scheme on plot bearing city S.No.217 A/1(pt), Tikka No.1 of Village Chendani, Thane (E) for Shree Shivneri Co. op. Hsg. Soc. Ltd & Sai Anand Co. op. Hsg. Soc. Ltd.
V.P.No.2002/102.

Ref:- Your letter dt.09/07/2007.

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- 1) All the conditions mentioned in the various NOC's are binding upon you.
- 2) All the affidavits submitted are binding upon you.

Yours Faithfully,

D.K. Saldekar
28/4/17

S.E.(S.R.A.) A.E.(S.R.A.)

D. Kumbale
28-4-17

Executive Engineer-(Thane)
Slum Rehabilitation Authority

Copy to

- 1) Architect - M/s. Vaiday & Associates.
- 2) Developer: M/s. Saikrupa Enterprises.
- 3) Asst. Commissioner of Kopari Ward TMC.

D.K. Saldekar
28/4/17

S.E.(S.R.A.) A.E.(S.R.A.)

मुंबई महानगरपालिका, कोपरी वार्ड नं. 211, मंडळ कार्यालय, ठाणे
दिनांक: 29/11/2022
असतः प्रमाणित
D. Kumbale
28-4-17
Executive Engineer-(Thane)
Slum Rehabilitation Authority

Recd and copy
M.J. Vaidya
(M.J. Vaidya)

श्री शिवनेरी गृहनिर्माण संस्था मर्यादित.

नोंदणी क्र. डि. एम. / (डि. एम. ए.) एच. एस. जी. (टिपी) १३१०७/२००९-वि. ४-१०-०९.

मरीम पराहत, चेवणी कोळीवाडा, मंडळ सं. कोण (पु.म) ४००८०३.



संदर्भ क्र.

दस्त क्र. १११७ २०२२

स्लम इमारत क्र. १ मधील सभासदांची यादी
२२ ५७

अ.क्र.	सभासदाचे नाव	सदनिका क्र.	पात्रता यादीतील क्र.
१.	श्रीराम सिताराम ठाकूर	101	डी-६
२.	मनोहर भाऊ सालेकर	102	आय-१
३.	बाळ भगवान सुपटकर	103	एफ-३
४.	ताराबाई सहदेव चौधरी	104	आय-५
५.	अंजया ए. कांबारी	201	ई-५
६.	चडाळा व्यंकटेश	202	डी-२
७.	बाळासाहेब वळसे - पाटील	203	ई-९
८.	सोपान रामचंद्र सरक	204	बी-५
९.	महादेव चिमाजी गायकवाड	301	एफ-३
१०.	जिजाबा लक्ष्मण कु-हाडे	302	बी-१
११.	श्रीमती. इंदू सिताराम सालेकर	303	17 आय-५
१२.	राजश्री निगडे	304	बी-९
१३.	सौ. सुमन शांताराम पोळ	401	जी-५
१४.	सौ. विनिता दिपक चव्हाण	402	बी-८
१५.	श्रीमती. छाया गोविंद मयेकर	403	सी-५
१६.	बबन विष्णू मुळे	404	सी-४
१७.	सौ. स्मिता दशरथ साबळे	501	ई-६
१८.	रामचंद्र अनंत हांडे	502	एच-३
१९.	पांडूरंग काशिराम खडपेकर	503	एफ-२
२०.	सुभाष नारायण कनोजे	504	बी-२
२१.	मधुकर कोळी	601	जी-१
२२.	मधुकर कोळी	602	जी-१
२३.	विलास गंगाराम चव्हाण	603	ई-४
२४.	बाबू नागू गाढवे	604	डी-४

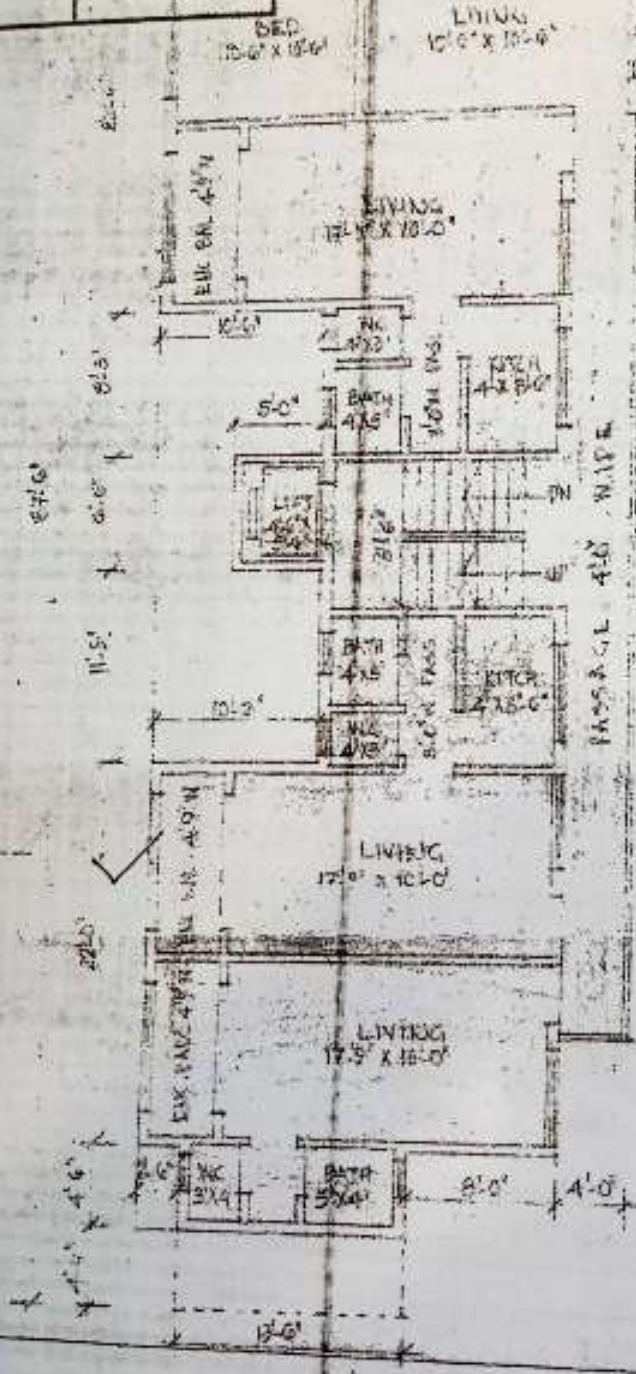
श्री शिवनेरी सहकारी गृहनिर्माण संस्था मर्यादित

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 29/11/2022
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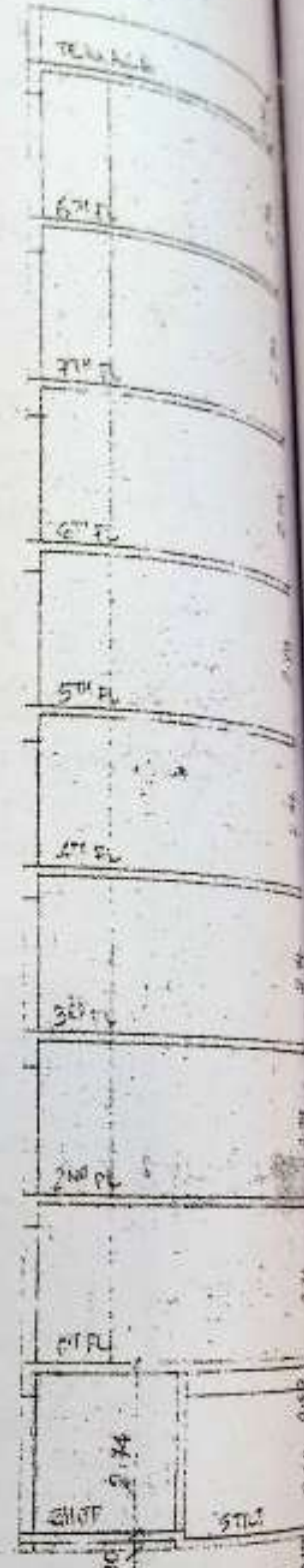
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दस्त क्र 396

8x 56



FIRST FLOOR PLAN (BLDG. No-1)



SECTION 'BB' (BLDG)



28/02/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्ता क्रमांक : 1317/2023

नोंदणी :

Regn 53m

मागाचे नाव : वेवणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4975000
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा कराने)	4196592
(4) भू-मापन, पोटहिस्सा व शरकरमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन: खवतिका नं: 103/1, माळा नं: 1 सा मजला, इमारतीचे नाव: श्री शिवनेरी को-ऑप.ही.सो.लि., ब्लॉक नं: सुभाष नगर, चेंदणी कोळीवाडा, रोड: सीड बंदर रोड, ठाणे पूर्व, इतर माहिती: सीजे चेंदणी, सदनिकेचे क्षेत्रफळ 325 चौ.फुट कार्पेट (Survey Number : 118 (A9 PART), HISSA NO.- CTS NO.217/A/1(PART), TIKA NO.1 ;)
(5) क्षेत्रफळ	1) 36.24 चौ.मीटर
(6) आकारणी किंवा जुडी वेण्यात असोत तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.	1): नाव:-सुनेवा बाळ सुपटकर - - वय:-75; पत्ता:-प्लॉट नं: 003, माळा नं:-, इमारतीचे नाव: प्लॉटीनो जी. लोडा स्प्लेन्डोरा, ब्लॉक नं: भावेंदर पाडा, जी बी रोड, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-LORPS1357E 2): नाव:-मान्यता देणार - विद्या संजय गज्जर लघ्नाच्या आधीचे नाव विद्या बाळ सुपटकर वय:-53; पत्ता:-प्लॉट नं: 103, माळा नं:-, इमारतीचे नाव: श्री शिवनेरी को-ऑप.ही.सो.लि., ब्लॉक नं: सुभाष नगर, चेंदणी कोळीवाडा, रोड नं: सीड बंदर रोड, ठाणे पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-AVNPG4351L 3): नाव:-मान्यता देणार - सुनेवा पांडुरंग मेळी लघ्नाच्या आधीचे नाव वंदना बाळ सुपटकर वय:-52; पत्ता:-प्लॉट नं: 501, माळा नं:-, इमारतीचे नाव: खेडदीप सोसायटी, ब्लॉक नं: गोविंद बजाजी रोड, रोड नं: दगडी शाळेंजवळ, चरई, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ASTPM7436K 4): नाव:-मान्यता देणार - शेषर बाळ सुपटकर - - वय:-50; पत्ता:-प्लॉट नं: 003, माळा नं:-, इमारतीचे नाव: प्लॉटीनो जी, लोडा स्प्लेन्डोरा, ब्लॉक नं: भावेंदर पाडा, जी बी रोड, ठाणे प, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-AJXPS1354F 5): नाव:-मान्यता देणार - ज्योती चैतन चिंवरकर लघ्नाच्या आधीचे नाव ज्योती बाळ सुपटकर वय:-48; पत्ता:-प्लॉट नं: 1/5, माळा नं:-, इमारतीचे नाव: सतगुरु अपार्टमेंट, ब्लॉक नं: एल.बी.एस.मार्ग, वर्धमान इस्टेट जवळ, रोड नं: गोकुळ नगर, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ALDPC9518K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता	1): नाव:-मनोज श्रीकांत पांचाळ - - वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पांचाळवाडी, धामजसे, ब्लॉक नं: तालुका - जिन्हा रत्नागिरी, रोड नं:-, महाराष्ट्र, रत्नागिरी. पिन कोड:-415620 पॅन नं:-BRUPP6583R
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1317/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	348300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



28/02/23
सह दुय्यम निबंधक वर्ग-२
ठाणे-१