



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 9th day of March, 2023 **BETWEEN**


1) **MRS. MEERA NITIN DEOKAR**, aged 68 years,

an adult, Indian Inhabitant of Mumbai, presently residing at Flat No. 804 on 8th Floor of 'D' Wing in "MANDAPESHWAR KRIPA" situated at SVP Road, Opp. St. Francis School, Borivali (West), Mumbai – 400103., and the Owner of Flat No. 103 on First Floor in **GORAI YOGESHWAR Co-operative Housing Society Limited** situated at Plot No. 40, RSC 19, Gorai Sector - II, Borivali (West), Mumbai – 400091., hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include her respective heirs, executors, administrators and assigns) of the **FIRST PART AND**

1) **MR. SHASHIKANT TATOBA SAMANT**, aged 61 years,

2) **MR. OMKAR SHASHIKANT SAMANT**, aged 30 years,

both adults, Indian Inhabitants of Mumbai, presently residing at Room No. D/6 in "ARUNODAYA" Co-operative Housing Society Limited situated at Plot No. 1, L. T. Road, Gorai – 1, Borivali (West), Mumbai – 400092., hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the **SECOND PART.**


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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 4334/2023

नोदणी :

Regn:63m

गावाचे नाव : बोरीवली

करारनामा

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गकार 12734244.5

यास) 1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 103, माळा नं: पहिला मजला, इमारतीचे नाव: गोराई योगेश्वर को.ऑप.हा.सो.ली., ब्लॉक नं: बोरीवली पश्चिम मुंबई - 400091, रोड : प्लॉट नं. 40, आर.एस.सी. 19, गोराई सेक्टर 2 PUI: RC0211882120000 ((C.T.S. Number : 19 ;))

1) 80.95 चौ.मीटर

या नाव 1): नाव:-मीरा नितिन देवकर वय:-68; पत्ता:-प्लॉट नं: सदनिका नं. 804, माळा नं: आठवा मजला, डी विंग, इमारतीचे नाव: मंडपेश्वर कृपा, ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: एस.वी.पी. रोड, सेन्ट फ्रान्सिस स्कूलचा समोर, महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-ABWPD3477H

या 1): नाव:-शशिकांत तातोबा सामंत वय:-61; पत्ता:-प्लॉट नं: रूम नं. डी/6, माळा नं: -, इमारतीचे नाव: अरुणोदय को.ऑप.हा.सो.ली., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: प्लॉट नं. 1, एल. टी. रोड, गोराई 1, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AVTPS0540D
2): नाव:-ओंकार शशिकांत सामंत वय:-30; पत्ता:-प्लॉट नं: रूम नं. डी /6, माळा नं: -, इमारतीचे नाव: अरुणोदय को.ऑप.हा.सो.ली., ब्लॉक नं: बोरीवली पश्चिम मुंबई, रोड नं: प्लॉट नं. 1, एल. टी. रोड, गोराई 1, महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-DLGPS9606L

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



WHEREAS THE TRANSFEROR HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

- a) WHEREAS in pursuance of acceptance of the application dated 08th day of July, 1988, the MHADA authority were agreed and decided to give the O. D. Plot bearing No. 40, RSC - 19, Gorai Sector II, Borivali (West), Mumbai - 400091 to GORAI YOGESHWAR Co-operative Housing Society Limited, duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961) and bearing Registration No. BOM/(W-R)/HSG/(TC)/5362/1990-91 Dated 18th day of February, 1991 (hereinafter called and referred to as "The Said Society") on lease basis on the payment of premium for the purpose of constructing, maintaining and locating a building for bonafide residential use and occupation of the Society's Members approved by the Authority as per the list issued by Dy. C.O. (W) attached therein on the terms and conditions stipulated in the Indenture of Lease Agreement dated 27th day of March, 1991.
- b) WHEREAS the GORAI YOGESHWAR Co-operative Housing Society Limited have constructed a building comprising of Stilt + upper 5th Floor on the GORAI YOGESHWAR Co-operative Housing Society Limited situated at Plot No. 40, RSC 19, Gorai Sector - II lying and being situated at Village & Taluka Borivali, Borivali (West), Mumbai - 400091 for its members.
- c) AND WHEREAS as per Indenture of Lease Mr. Nitin Vithal Deokar has been allotted a residential flat on ownership basis i.e. Flat No. 103 (hereinafter called and referred to as "The said Flat"), admeasuring 702 sq. ft. Built-up area on First Floor in GORAI YOGESHWAR Co-operative Housing Society Limited situated at Plot No. 40, RSC 19, Gorai Sector - II, Borivali (West), Mumbai - 400091., by the GORAI YOGESHWAR Co-operative Housing Society Limited and the

अलॉटेड Mr. Nitin Vithal Deokar has paid full and final land and construction cost to the aforesaid society and took the possession of the aforesaid flat.

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d) AND WHEREAS by virtue of the said allotment allotted by the GORAI YOGESHWAR Co-operative Housing Society Limited under Lease Agreement for higher income society plot dated 27th day of March, 1991, Mr. Nitin Vithal Deokar became owner of the Flat No. 103, admeasuring 702 sq. ft. Built-up area

(Signature)
Coamant

MN Deokar



SCHEDULE OF THE PROPERTY ABOVENAMED

All that Flat No. 103 on First Floor in the society known as GORAI YOGESHWAR Co-operative Housing Society Limited situated and lying on the land situated in Greater Mumbai in the registration District and Sub-District of Mumbai City and Mumbai Suburban bearing C.T.S. No. 19 of Village Borivali, Taluka Borivali

And further details of which are as under:

Municipal Ward No.	R/Central Ward
Address of Flat	Flat No. 103 on First Floor in GORAI YOGESHWAR Co-operative Housing Society Limited situated at Plot No. 40, RSC 19, Gorai Sector - II, Borivali (West), Mumbai - 400091.
Area	871 sq. ft. Built-up
Year of Completion	1997 (as per O.C.)
No. of floors of Building	Stilt + 5 upper floors with lift

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 5

दस्त क्रमांक : 4334/2023

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