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सूची क्र.2

दुयम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 3977/2023

मोहणी :

Regn.63m

गावाचे नाव : खारी

करारनामा

2800000

2107960

1) पालिकेचे नाव:मिरा-भाईंदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे खारी,एल वार्ड,विभाग क्र. 2/17 पावरील सदनिका क्र. 4,तळ मजला,ए विंग,श्री शिवम को ऑप,हौ.सो.लि.,बी.पी. रोड,शिव शक्ती मंदिर,भाईंदर पूर्व,तालुका जिल्हा ठाणे,सदनिकेचे बिल्ट अप क्षेत्रफळ 325 चौ.फुट म्हणजेच बिल्ट अप क्षेत्रफळ 30.20 चौ.मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे.( ( Survey Number : नविन स.नं. 97, हिस्सा नं. 7,8 ; ) )

1) 30.20 चौ.मीटर

1): नाव:-वर्षा इशु साकरिया - - वय:-25; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: 4, तळ मजला, ए विंग, श्री शिवम ऑप.हौ.सो.लि., बी.पी. रोड, शिव शक्ती मंदिर, भाईंदर पूर्व, तालुका जिल्हा ठाणे,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-MTIPS6091J

1): नाव:-प्रसाद पांडुरंग पौक्षे - - वय:-50; पत्ता:-प्लॉट नं:-, माला नं:-, इमारतीचे नाव: 004, श्री जगन्नाथ आर्केड, शिरगाव अपोलो हॉस्पिटल च्या बाजूला, बदलापुर पूर्व, जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ARWPP3074A

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

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दस्तक. ३६७७ / २०२३

AGREEMENT FOR SALE - CUM-TRANSFER  
OF FLAT PREMISES ON OWNERSHIP BASIS



THIS AGREEMENT FOR SALE-CUM-TRANSFER is made and entered into at BHAYANDAR, this 02nd day of **MARCH**, in the Christian year **TWO THOUSAND TWENTY THREE**.

B E T W E E N

**MRS. VARSHA ISHU SAKARIYA,**

Adult, Indian Inhabitant, residing at Flat No. A-4, Ground Floor, Shree Shivam Co-op.Hsg.Soc.Ltd., B.P. Road, Shiv Shakti Mandir, Bhayandar [East] Dist. Thane - 401 105 hereinafter referred to as "THE **TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the ONE PART.

A N D

**MR. PRASAD PANDURANG PONKSHE,**

Adult, Indian Inhabitant, Residing at Flat No. 004, Shree Jagannath Arcade, Shirgaon, Beside Apollo Hospital, Badlapur [East] Dist. Thane - 421 503 hereinafter referred to as "THE **TRANSFeree** " (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his respective legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivor and permitted assigns) of the SECOND PART.

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WHEREAS the Vendor is the absolute Sole Owner and in exclusive possession, seized and possessed and well sufficiently entitled to Ownership Flat Premises Bearing No. 4 on the Ground Floor, A Wing, Admeasuring Built-up Area of 325 Sq.Feet i.e. Built-up Area of 30.20 Sq.Mtrs., in the Society known as " **SHREE SHIVAM CO-OP. HOUSING SOCIETY LIMITED** ", having Regd. No. TNA/[TNA]/HSG/[TC] /3740/1990-91, at B.P. Road, Shiv Shakti Mandir, **BHAYANDAR [East] Taluka & District Thane - 401 105.** (more particularly described in the Schedule hereunder written). The said Flat Premises herein after for the sake of brevity is referred to as "the said **PREMISES**". The said Flat Premises herein after for the sake of brevity is referred to as "the said **PREMISES** ".

**AND WHEREAS**, by and under an AGREEMENT FOR SALE, Dated the 15th day of SEPTEMBER, 1987 entered into BETWEEN M/S. IMAMUDDIN AND SONS, hereinafter referred to as " the BUILDERS " of the ONE PART and SHRI TUKARAM RAMCHANDRA AGARKAR of the OTHER PART acquired the said Premises on OWNERSHIP BASIS on payment of Full & Final Sale Consideration therefore mentioned therein and took possession thereof.

**AND WHEREAS**, the said SHRI TUKARAM RAMCHANDRA AGARKAR agreed to sell and sold the said Premises on Ownership Basis to SHRI DAMODAR V. KARKERA, by and under an AGREEMENT FOR SALE, Dated 29th day of JULY, 2009. The Original Agreement for Sale, Dated the

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mentioned above is Registered with the Office of Sub-Registrar of Assurances, Thane-4, vide Document No. TNN4-05975-2009, Dated 30/07/2009.



**AND WHEREAS**, the said SHRI DAMODAR V. KARKERA agreed to sell and sold the said Premises on Ownership Basis to SHRI VISHWANATH P. POOJARY by and under an AGREEMENT FOR SALE, Dated 16th day of OCTOBER, 2012. The Original Agreement for Sale, Dated the mentioned above is Registered with the Office of Sub-Registrar of Assurances, Thane - 4, vide Document No. TNN4-6206-2012, Dated 17/10/2012.

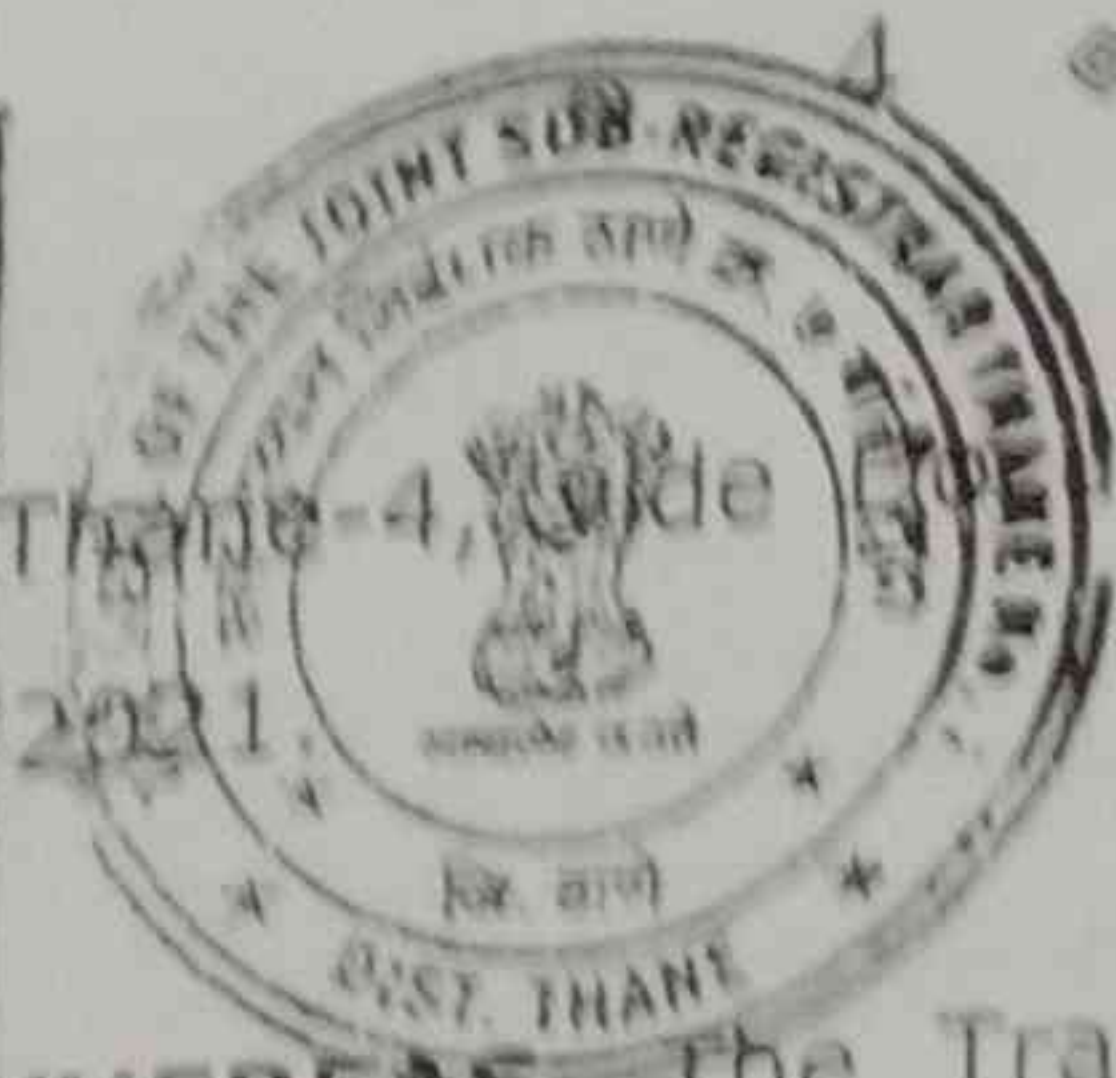
**AND WHEREAS**, the said SHRI VISHWANATH P. POOJARY agreed to sell and sold the said Premises on Ownership Basis to MR. VASU RAMANNA SHETTY, by and under an AGREEMENT, Dated 18<sup>th</sup> day of FEBRUARY, 2014. The Original Agreement, Dated the mentioned above is Registered with the Office of Sub-Registrar of Assurances, Thane-4, vide Document No. TNN4-1167-2014, Dated 21/02/2014.

**AND WHEREAS**, the said MR. VASU RAMANNA SHETTY agreed to sell and sold the said Premises on Ownership Basis to MRS. VARSHA ISHU SAKARIYA the Transferee therein and Transferor herein by and under an AGREEMENT FOR SALE-CUM-TRANSFER, Dated 12<sup>th</sup> March, 2021. The Original Agreement for Sale-cum-Transfer, Dated the mentioned above is Registered with the Office of Sub-Registrar of

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Document No. TNN4-4398-2021,

**AND WHEREAS,** The Transferor herein confirm that the above said Agreements executed between the above Parties therein are legally valid, existing, subsisting and are not cancelled, terminated, revoked and the Transferor herein has quiet, vacant and peaceful physical possession of the said Flat premises since the date she purchased. The Transferor undertake and declares that except them there are no one else who had or have any right, title, interest, encumbrances or claim in the said Flat Premises or the shares pertaining to the said Flat Premises.

**AND WHEREAS,** the Transferor had taken Loan from Cosmos Bank and are yet to pay the balance amount of Loan. The Transferor herein have confirmed, declared that she have not taken any other loan [except Cosmos Bank] from any other Person/Institution for this Premises.

**AND WHEREAS,** the Transferor herein has assured, confirm that, the title of the said premises herein is clear, marketable and free from all types of encumbrances [except Cosmos Bank] and she has absolute right, title and interest of selling the above said premises to whomsoever she want without raising any type of consent/hindrance/encumbrances from anybody.

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AND WHEREAS, The Transferor further declares that

she has paid all her share of outgoings related to the Said Flat Premises such as Municipal Taxes, Maintenance Charges, Sinking Funds, Repair Funds, Water Taxes, Electricity Charges and other utility charges etc. upto date and there no dues pending from them to any authorities concerned. The Transferor further has represented that she has not created any charge, lien, claim, demand, encumbrances over the Said Flat Premises in clear and marketable and free from all encumbrances.



AND WHEREAS, the Transferor herein has agreed to sell, transfer, assign, convey all her right, title, interest and the Transferee has agreed to accept the same with claim, demands, benefits & privileges in respect of the said Premises and the Transferee herein has agreed to acquire the said premises for a total Sale consideration of **Rs.28,00,000/-** [Rupees TWENTY EIGHT LAKHS ONLY], on terms, conditions and obligations hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH as follows :-

1. The Transferor is sole and exclusive owner of the FLAT PREMISES BEARING NO. 4 on the Ground Floor, 'A' Wing, in the Society known as SHREE SHIVAM CO-OP. HSG. SOC. LTD., having Regd. No. TNA/[TNA]/HSG/[TC]/3740/1990-91, at B.P. Road, Shiv Shakti Mandir, BHAYANDAR [East] Taluka & District Thane - 401 105. (more particularly described in the Schedule hereunder written).

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(Signature)

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THE SCHEDULE REFERRED TO ABOVE

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ALL THAT

FLAT PREMISES

BEARING NO. 4 on the

Ground Floor, 'A' Wing, Admeasuring Built-up Area of 325

Sq.Feet i.e. Built-up Area of 30.20 Sq.Mtrs., in the Society

known as **SHREE SHIVAM CO-OP. HOUSING SOCIETY**

**LIMITED**, having Regd. No. TNA/[TNA]/HSG/[TC]/3740/

1990-91, at **B.P. Road, Shiv Shakti Mandir, BHAYANDAR**

**[East] Taluka & District Thane - 401 105** on the piece of

land Old Survey No. 113, New Survey No. 97, Hissa No. 7 & 8

in the Revenue Village of KHARI, Bhayandar [East] Taluka &

District Thane within the Registration District and Sub-

District of Thane and within the Jurisdiction of Mira-

Bhayandar Municipal Corporation.

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