

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this ____ day of May, 2023

BETWEEN

MR. VIJAY KRISHNA KHILARI, age 44 years, PAN : **ANFPK1282J**, Indian Inhabitant, having address at Flat No. 901, 9th Floor, B - Wing, Dosti Joy, Dosti Desire-Dosti Joy Project, Brahmand Road, off. Ghodbunder Road, Thane (West)-400607, hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) **MRS. SHILPA SUDESH UTEKAR**, age 28 years, PAN: **ESBPS3432P**, and 2) **MR. SUDESH GANESH UTEKAR**, age 31 years, PAN : **ACFPU6571M**, both Indian Inhabitants, having address at Turbhe Khurd, Tal. Poladpur, Dist. Raigad-402303, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 04th day of April, 2018 (Registered with the Sub-Registrar of Thane-5 at Doc. No. TNN5-6384/2018 dated 03/05/2018) executed between M/s. D. D. Associates, therein referred to as the "Promoter" of the One Part and Mr. Thakur Singh Mansingh Verma, and Mrs. Riya R. Varma therein referred to as the "Purchasers" of the Other Part purchased and acquired all rights, title and interest in **Flat No. 703**, admeasuring **279 Sq. Ft. (Carpet)** area

i.e. **25.92 Sq. Mtrs. (Carpet)** area on **7th Floor**, of the **A Wing** (Building No. 4 as per TMC Sanctioned Plans), in the building known as '**Dosti Joy**' in **Dosti Desire-Dosti Joy Project**, standing on the plot of land bearing **Survey No. 85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C, 90 of Village - Kolshet**, lying, being and situated at **Brahmand Road**, off. **Ghodbunder Road**, **Thane (West) - 400607**, within the limits of **Thane Municipal Corporation** and within the **Registration District and Sub-District of Thane**, which flat hereinafter referred to as the "**SAID PREMISES**"

AND WHEREAS by virtue of a Registered Agreement dated **12th** day of **May, 2021** (Registered with the Sub-Registrar of Thane at Doc. No. **TNN1-7007-2021** dated **12/05/2021**) executed between **Mr. Thakur Singh Mansingh Verma** and **Mrs. Riya R. Varma** therein referred to as the "**Vendors**" of the One Part and **Mr. Vijay Krishna Khilari** therein referred to as the "**Purchaser (TRANSFEROR herein)**" of the Other Part purchased and acquired all rights, title and interest in **Flat No. 703**, admeasuring **279 Sq. Ft. (Carpet)** area i.e. **25.92 Sq. Mtrs. (Carpet)** area on **7th Floor**, of the **A Wing** (Building No. 4 as per TMC Sanctioned Plans), in the building known as '**Dosti Joy**' in **Dosti Desire-Dosti Joy Project**, standing on the plot of land bearing **Survey No. 85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C, 90 of Village - Kolshet**, lying, being and situated at **Brahmand Road**, off. **Ghodbunder Road**, **Thane (West) - 400607**.

AND WHEREAS the **TRANSFEROR** herein has made the entire payment of consideration to the said **Mr. Thakur Singh Mansingh Verma** and **Mrs. Riya R. Varma** of such being on and thereupon, the **TRANSFEROR** has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFEROR is the bonafide member of ~~the "Dasti-Ivy-Dasti-Dastir Co-operative Housing Society Ltd" a~~ society registered under **Registration No. TNA/(TNA)/HSG/(TC) / 33142 / 2021**, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as **"The Said Society"** and being the member of the said society, the TRANSFEROR is holding ten fully paid up shares of Rs. 50/- each under **Share Certificate No. 27**, bearing **Distinctive No. 261 to 270 (both inclusive)**, (hereinafter referred to as the **SAID SHARES**) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

~~AND WHEREAS~~ the ~~TRANSEEREES~~ being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the ~~TRANSEEREES~~ that :

- A) He is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has / have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.

16. The TRANSFEROR shall indemnify and keep indemnified to the TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.
17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 703, admeasuring 279 Sq. Ft. (Carpet) area i.e. 25.92 Sq. Mtrs. (Carpet) area on 7th Floor, of the A Wing (Building No. 4 as per TMC Sanctioned Plans), in the building known as 'Dosti Joy' in Dosti Desire-Dosti Joy Project, standing on the plot of land bearing Survey No. 85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C, 90 of Village - Kolshet, lying, being and situated at Brahmand Road, off. Ghodbunder Road, Thane (West) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



**MAHANAGAR
GAS**

MAHANAGAR GAS LIMITED

www.mahanagargas.com

An ISO 9001, 14001 and 45001 Certified Company

CA No	2100 0138 9195
Bill Date	27/12/2022
Billing Period	28/10/2022 TO 27/12/2022

Emergency
(Gas Leak, Gas Stop, Fire)
18002669944 (Tollfree)
(022)-68759400,
(022)-24012400
(Available 24X7)

Mr. VIJAY KRISHNA KHILARI
Plot :- Flat :- 703 Floor :- 7 Wing :- A
DOSTI JOY-A THANE DOSTI JOY -DOSTI DESIRE
BRAHMAND, OFF GHODBUNDER ROAD
NR. HIRANANDANI PARK ,ORCHID SCHOOL
THANE(W), THANE - 400607
Mobile No.: 97XXXXXX99; Email id: vj*****28@gmail.com
BP No.: 1101390256

Due Amount
Credit Bill
Due Date

Amount After
Due Date

MVAT Invoice No.	DOM/12/22-23/15950344		
SALE OF NATURAL GAS			
Gas Consumption SCM			-28.00
Gas Consumption Charges @ Rate Per SCM	52.43	₹	-1127.49
MVAT @3%		₹	-33.83
Arrears		₹	0.00
Credit Balance/Discount/Rebate		₹	0.00
TOTAL CHARGES A		₹	-1161.32
GST Invoice No.	200025969351		
Other Charges		₹	0.00
Minimum Charges		₹	355.29
CGST @9%		₹	31.98
SGST @9%		₹	31.98
TOTAL CHARGES B		₹	419.25
TOTAL PAYABLE (A+B)		₹	-742.00
Gas Consumption Security Deposit	₹ 750		
Your interest free, refundable Security Deposit towards Last Mile Connectivity with us as on date is Rs. 5000			

This is a credit bill as past payment / credit is ₹742.00/- more than the amount due and the same shall be adjusted in future bills.

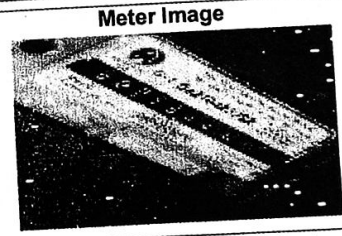
We thank you for making full payment of ₹206.00/- against the PNG bill dated 27/10/2022

We have raised the current bill based on the Reading obtained by us through visit by **Meter Reader** / provided by you via SMS/MGL connect / Mailed to customer Support ID of MGL.

Meter No.
4210423392

Previous Reading
44
Assessed Date
27/10/2022

Closing Reading
16
Actual Date
15/12/2022



Meter Image

Tentative next meter reading date
16/04/2023

Graph	Period	SCM	Type Of Reading	Amount ₹
	28/08/2022-27/10/2022	6	Assessed	303
	28/06/2022-27/08/2022	6	Assessed	292
	28/04/2022-27/06/2022	6	Assessed	273
	28/02/2022-27/04/2022	6	Assessed	250
	28/12/2021-27/02/2022	6	Assessed	235
	28/10/2021-27/12/2021	6	Assessed	215

Declaration
It is hereby certified that Registration Certificate of the Company issued Maharashtra Value Added Tax Act, 2002 is in force as on date and that the transaction sale covered under this Tax Invoice shall be accounted for in the Turnover of Sale for filing of Returns and tax payable on the sale, if any, has been paid or shall be paid.
For Mahanagar Gas Ltd.

Chief Manager - Revenue & Taxation

Dear Consumer,
We value your Privacy. If you wish to avoid visit of Meter reader inside your premises, please provide us a clear image of the meter for us to raise Bill as per Actual Reading. For this purpose, you will receive an SMS from MGL with a link / use MGL CONNECT app. Please submit the reading by **11/02/2023 and 14/02/2023**.
To check the credentials of Meter Reader / After Sales Supervisor
Open the SMS received from MGL on your registered Mobile number-> Click on the link in the sms-> Photo of the Meter Reader / After Sales Supervisor will be displayed.

Share Certificate No: 27 Member's Register No: 27 No of shares: 10

SHARE CERTIFICATE



DOSTI JOY DOSTI DESIRE CHS LTD.

Registration No. : TNA/(TNA)/HSG/(TC)/33142/YEAR - 2021

Survey No. 87, Hissa No. 17C, Village Kolshet, Brahmand Road, Off G. B. Road, Thane West 400607

[Register under the Maharashtra Co-Operative Society Act, 1960]

AUTHORISED SHARE CAPITAL OF RS 500/- DIVIDED INTO 10 SHARES OF RS 50/- EACH

This is to certify that Shri. / Smt. / M/s. Thakur Singh Mansingh Verma & Riya R. Verma

residing at flat no A-703 is / are registered holder of 10 fully paid up share of Rs Fifty each, numbered from 261 to 270 both inclusive, in DOSTI JOY DOSTI DESIRE CHS LTD, Kolshet Brhamand Road, Thane (W) - 400607. Subject to the Bye-laws of the said society.

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY ON THIS 29th (DAY) OF August 2021



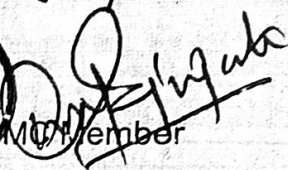
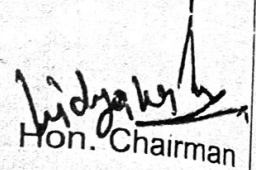
Rs 500/-

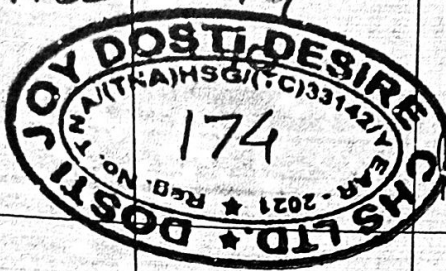
[Signature]
Hon. Chairman

[Signature]
Hon. Secretary

[Signature]
Authorised
M. C. Members

DETAILS OF TRANSFER OF SHARES

Transfer No.	Date of Transfer	Regn. No. of Transfer	To Whom Transferred
27	10/4/22	174	Vijay Krishna Khilari  Member
			 Hon. Chairman
			MC Member Hon. Chairman
			MC Member Hon. Chairman
			MC Member Hon. Chairman
			MC Member Hon. Chairman



THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Certificate No. 1680

इमारत क्र. ३: तळ (पाटे) + स्टिल्ट (पाटे) + १ ते २३ मजले

इमारत क्र. ४: स्टिल्ट + १ ते १७ मजले, इमारत क्र. ५: स्टिल्ट + १ ते १८ मजले करीता

S05/0079/14

V.P. No

TMC/TDD/OCC/0823/20 Date 05/03/2020

To. एंफोल्डर्स आर्किटेक्ट्स अण्ड कंन्सल्टंट्स

जी-२, अँ वींग, देव कॉपॅरा, इस्टर्न एक्सप्रेस हायवे, बॅडवरी जंक्शन, खोसट, जे.एम. (म.) - ४०० ६०२
प्रो. एरच बरजोरजी व इतर (मालक)
मे. डी.डी. असोसिएट्स तर्फे श्री. दिपक किशन गरोडिया व इतर (कुलमुखत्यारपत्रधारक)

Sub - वापर परवाना: वरील प्रमाणे

Ref. V. P. No. वि.प्र.क्र.S05/0079/14

Your Letter No.: ८६०९ दि.२६/१२/२०१९

Sir,

The part full development work/erection/re-erection alteration in / of building / part building no. करील प्रमाणे situated at ठाणे Road / Street _____ Ward No. _____ Sector _____
No. ५ S. No. _____ C.E.S. No. _____ R.P. No. _____ खालील प्रमाणे Village कोलशेत under the
supervision of एंफोल्डर्स आर्किटेक्ट्स अण्ड कंन्सल्टंट्स Licensed Survey or /Engineer /Structural Engineer /Supervisor/
Architect / Licence No. C.A./२००९/२७६९९ may be occupied on the following conditions.

S.No.85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C & 90.

- 1) वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखल्यामधील सर्व अटी बंधनकारक राहतील.
- 2) अग्निशमन विभागाकडील नाहरकत दाखल्यामधील सर्व अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Stamp:

Yours faithfully

Municipal Corporation of
the city of Thane.

P.T.O.



12/05/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 7007/2021

नोंदणी :

Regn:63m

गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	सेल फ्रीड
(2) मोबदला	4250000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2359058.058
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: सदनिका क्र 703, माळा नं: 7 वा मजला, ए विंग, इमारतीचे नाव: दोस्ती जॉय, दोस्ती डिझायर दोस्ती जॉय प्रोजेक्ट, ब्लॉक नं: ब्रम्हांड रोड, जी बी रोड, रोड : ठाणे, इतर माहिती: सदर सदनिकेचे एकूण क्षेत्र 279 चौरस फुट कारपेट म्हणजेच 25.92 चौरस मीटर (Survey Number : 85/1बी, 85/1सी, 86/1/1/ बी, 86/1/1/सी, 87/17बी, 87/17सी, 87/18 बी, 87/18सी, 96/4बी, 96/4 सी, 96/5बी, 96/5 सी, 90. ;)
(5) क्षेत्रफळ	1) 279 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ठाकूरसिंह मानसिंह वर्मा -- वय:-69; पत्ता:-प्लॉट नं: सदनिका क्र 703, माळा नं: 7 वा मजला, ए विंग, इमारतीचे नाव: दोस्ती जॉय, दोस्ती डिझायर दोस्ती जॉय प्रोजेक्ट, ब्लॉक नं: ब्रम्हांड रोड, जी बी रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AAAPV6881C 2): नाव:-रिया आर वर्मा -- वय:-40; पत्ता:-प्लॉट नं: सदनिका क्र 703, माळा नं: 7 वा मजला, ए विंग, इमारतीचे नाव: दोस्ती जॉय, दोस्ती डिझायर दोस्ती जॉय प्रोजेक्ट, ब्लॉक नं: ब्रम्हांड रोड, जी बी रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ANTFPV1645G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय कृष्णा खिलारी -- वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र 901, माळा नं: 9 वा मजला, बी विंग, इमारतीचे नाव: दोस्ती जॉय, दोस्ती डिझायर दोस्ती जॉय प्रोजेक्ट, ब्लॉक नं: ब्रम्हांड रोड, जी बी रोड, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ANFPK1282J
(9) दस्तऐवज करून दिल्याचा दिनांक	12/05/2021
(10) दस्त नोंदणी केल्याचा दिनांक	12/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7007/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	255000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



रह दुय्यम निबंधक वर्ग-२,
ठाणे - १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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

८ न न ९

दस्त क्र. ६०००० २०२१

SALE DEED

३ ३६



ARTICLES OF THIS SALE DEED is made and entered into at Thane on this 12th day of May, 2021

BETWEEN

1) **MR. THAKUR SINGH MANSINGH VERMA**, age 69 years, PAN : AAAPV6881C, and 2) **MRS. RIYA R. VARMA**, age 40 years, PAN : ANTPV1645G, both Indian Inhabitants, having address at Flat No. 703, 7th Floor, A - Wing, Dosti Joy, Dosti Desire-Dosti Joy Project, Brahmand Road, off. Ghodbunder Road, Thane (West) - 400607, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

MR. VIJAY KRISHNA KHILARI, age 42 years, PAN : ANFPK1282J, Indian Inhabitant, having address at Flat No. 901, 9th Floor, B - Wing, Dosti Joy, Dosti Desire-Dosti Joy Project, Brahmand Road, off. Ghodbunder Road, Thane (West) - 400607, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 04th day of April, 2018, (Registered with the Sub-Registrar of Thane - 5 at Doc. No. TNN5-6384/2018 dated 03/05/2018) executed between M/s. D. D. Associates, therein referred to as the "Promoter" of the One Part and Mr. Thakur Singh Mansingh Verma, and Mrs. Riya R. Varma therein referred to as the "Purchasers" of the Other Part purchased and acquired all rights,

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1.

title and interest in Flat No. 703, admeasuring 279 Sq. Ft. (Carpet) area i.e. 25.92 Sq. Mtrs. (Carpet) area on 7th Floor, of the A - Wing, in the building known as 'Dosti Joy' in Dosti Desire-Dosti Joy Project, standing on the plot of land bearing Survey No. 85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C,

ट न न १	Village - Ghodbunder
दस्त क्र. ७०७७	2029
४	District of Thane



being and situated at Brahmand Road, off (Thane West) - 400607, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane. Flat hereinafter referred to as the "SAID PREMISES" and more particularly described in the schedule hereunder written.

AND WHEREAS the VENDORS herein have made the entire payment of consideration to the said M/s. D. D. Associates, of such being on and thereupon, the VENDORS have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the VENDORS are enjoying the said premises as full and absolute owners thereof & they have decided to sell the said premises on **OWNERSHIP BASIS** together with undivided right, title and interest in the said premises and the PURCHASER demanded from the VENDORS and the VENDORS have given inspection to the PURCHASER and he is satisfied with all the documents of the title relating to the said premises and other arrangements and the plans, designs and specifications prepared by the Architect and other documents.

AND WHEREAS after negotiations, the VENDORS have agreed to sell and PURCHASER has agreed to purchase aforesaid premises on

2.

OWNERSHIP BASIS for the consideration and upon the conditions hereinafter appearing.

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AND NOW THEREFORE THIS SALE DEED WITNESSETH AND IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The VENDORS hereby agree to sell, assign and transfer and the PURCHASER hereby agrees to purchase and acquire from VENDORS, the said premises bearing Flat No. 703, admeasuring 279 Sq. Ft. (Carpet) area i.e. 25.92 Sq. Mtrs. (Carpet) area on 7th Floor, of the A - Wing, in the building known as 'Dosti Joy' in Dosti Desire-Dosti Joy Project, standing on the plot of land bearing Survey No. 85/1B, 85/1C, 86/1/1B, 86/1/1C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 96/4C, 96/5B, 96/5C, 90 of Village - Kolshet, lying, being and situated at Brahmmand Road, off. Ghodbunder Road, Thane (West) - 400607, within the limit of the Thane Municipal Corporation and within the Registration District and Sub-District of Thane and more particularly described in the schedule written hereunder TOGETHER WITH ALL the rights, titles and interests therein at and for a Lump-sum Price / Consideration of Rs.42,50,000/- (Rupees Forty Two Lakhs Fifty Thousand Only).
2. The PURCHASER has paid to the VENDORS Lump-sum Price / Consideration of Rs.42,50,000/- (Rupees Forty Two Lakhs Fifty Thousand Only) in the following manner :-

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