

Stamp Duty paid Rs. 99500/-

Flat No. F-19/0:1

Measuring 380 Sq. Ft. built-up area

Consideration - Rs. 49,90,000/-

AGREEMENT OF RESALE

THIS AGREEMENT made on this 23<sup>rd</sup> March  
2023, at Navi Mumbai, BETWEEN 1) MR ABHIJIT TANAJI  
KUMBHAR (having I.T. PAN No. AZDPK1151C) AND 2) MRS  
CHHAYA TANAJI KUMBHAR (having I.T. PAN No. CGEPK6041F)  
both, Indian inhabitants, residing at Flat No. 303,  
Lavender, Regency Anandam, Building No. 16, Dombivalli  
(E), hereinafter jointly referred to as "THE VENDORS"  
(which expression shall, unless it be repugnant to the  
context or meaning thereof, be deemed to include their  
heirs, executors and administrators) of the ONE PART  
and

श्री. अभिजीत ता. कुम्भार

MR VIPUL JIJARAM NIKAM (having I. T. PAN NO.ADYPN0797N), Adult, Indian Inhabitant, residing at Flat No.D-1/101, Adarsh CHS Ltd, Sector-9, Gharonda, Ghansoli, Navi Mumbai, hereinafter referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART.

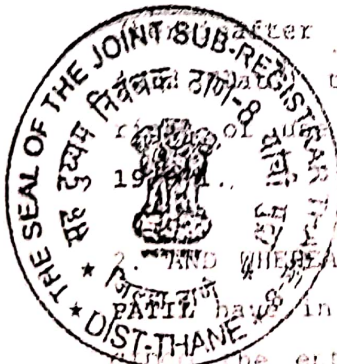
1. WHEREAS an Agreement to Sale made at C.B.D. Belapur, Navi Mumbai, on the 28th July 2006, confirmed vide Confirmation Deed dated 22<sup>nd</sup> June 2007, registered with the Sub-Registrar Thane-8 on 22<sup>nd</sup> June 2007, under Sr. No.TNN8-03078-2007, vide receipt no.3219, between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act 1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Mumbai-400021, (hereinafter referred to as "the CIDCO") of the One Part and MR SANJEEV NARAYAN PATIL of the Other Part (hereinafter referred to as "the said Agreement"), the CIDCO agreed to sell and transfer and the MR SANJEEV NARAYAN PATIL agreed to purchase and acquire Flat bearing No.F-19/0:1, admeasuring 380.00 Sq. Ft. builtup area on the Ground floor in the building no.F-19, under Gharonda-1 Housing Scheme, situated at Sector-9, Ghansoli, Navi Mumbai, Tal., & Dist. Thane,

after for brevity's sake referred to as "the Agreement" together with the permanent and absolute possession and occupation of the said Flat No.F-

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AND WHEREAS the original owner MR SANJEEV NARAYAN PATIL has in terms of the said Agreement paid to the

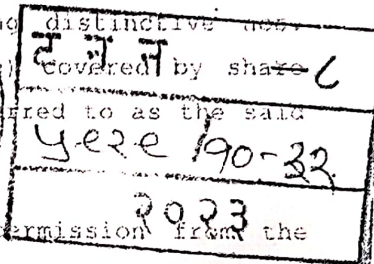
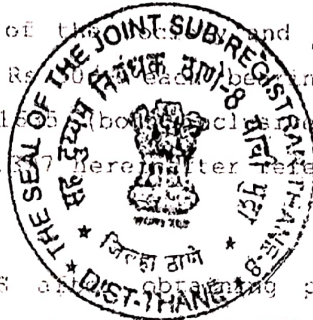
the entire consideration of Rs.3,34,400 (THREE LACS THIRTY FOUR THOUSAND FOUR HUNDRED ONLY) mentioned in Clause No.9 thereof.



21/11/11

2a. AND WHEREAS the original owner **MR SANJEEV NARAYAN PATIL** is in possession of the said Flat No.F-19/0:1.

3. AND WHEREAS the original owner **MR SANJEEV NARAYAN PATIL** together with the other Flat Owners have formed a Housing Society namely **GHARONDA F-TYPE Co-operative Housing Society Ltd.**, duly registered under the Maharashtra Co-operative Societies Act 1960 bearing Registration No. NBOM/CIDCO/HSG(OH)/2568/JTR/Year 2007-08 dated 30/08/2007. And the said Society had admitted the original owner **MR SANJEEV NARAYAN PATIL** as the member of the Society and issued 5 fully paid up shares of Rs. 100 each bearing distinctive nos. from 1631 to 1635 (both inclusive) covered by share certificate No. 107 hereinafter referred to as the said shares.



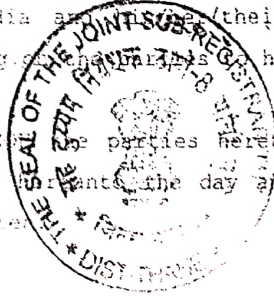
4. AND WHEREAS after obtaining permission from the society vide its letter dated 07<sup>th</sup> September 2011, the original owner **MR SANJEEV NARAYAN PATIL**, agreed to assign/transfer all his share/interest in the capital/property of the Society and the Flat No.F-19/0:1 in favor of 1) **MR ABHIJIT TANAJI KUMBHAR** AND 2) **MRS CHHAYA TANAJI KUMBHAR**, vide Agreement of Resale dated 14<sup>th</sup> September 2011, registered with the Sub-Registrar Thane-8 on 14<sup>th</sup> September 2011, under serial no. THN8-06198-2011, vide receipt no.6381, for proper consideration.

5. AND WHEREAS after obtaining permission from CIDCO, vide its let. no. CIDCO/AR/RF/Chan-011/2011/2171 dated 14<sup>th</sup> September 2011, original owner **MR SANJEEV NARAYAN PATIL**, assigned/transfered all his share/interest in the capital/property of the Society and the Flat No.F-19/0:1, amounting 386.00 Sq. Ft. builtup area, on the Ground floor in the building no.F-19 of the **GHARONDA F-TYPE Co-operative Housing Society Ltd.**, situated at Sector-9, Chansoli, Navi Mumbai Tal. &



17. Disputes or differences, if any, that may arise regarding any of the terms and conditions of this Agreement shall be referred to the Mediation/Arbitration of an arbitrator mutually agreed to by the Parties, and all such arbitration shall be held at Navi Mumbai and shall be governed by the Provisions of the Arbitration Act for the time being in force in India and their Award shall be final and binding on the parties hereto.

IN WITNESS WHEREOF the parties hereto have set their respective hands and seals on the day and the year first hereinabove written.



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SIGNED, SEALED AND DELIVERED by the Within named VENDORS

1) MR ABHIJIT TANAJI KUMBHAR



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2) MRS CHHAYA TANAJI KUMBHAR



- 1) श्रीमती शशी कृष्ण शिंदे
- 2) Shetal V. Nikam Shetal

SIGNED, SEALED AND DELIVERED by the Within named PURCHASER

MR VIPUL VIJAYRAM NIKAM



- 1) श्रीमती शशी कृष्ण शिंदे
- 2) Shetal V. Nikam Shetal