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Village : Chulne
 Survey No. : 65/1 & 66/3
 Building : DIAMOND PARK CO-OP. HSG. SOC. LTD.
 Flat No. : 205 (Second Floor, B-Wing)
 Area Sq. Ft. : 515 Sq. Ft. Built-up
 i.e. 47.86 Sq. Mtrs. Built-up
 Agreement Value : 34,00,000/-

AGREEMENT FOR SALE

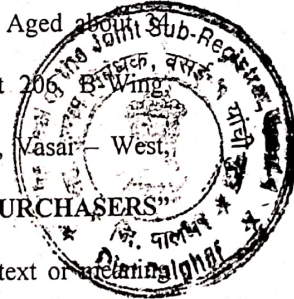
THIS AGREEMENT FOR SALE is made and entered into at VASAI on this 19th day of April, 2023,

BETWEEN

MRS. NISHA MADHUSUDAN NAIR (PAN: AFUPN9586P) (UID: 2465 4832 5017), Aged about 57 years, An Adult, Indian Inhabitant, having address at Flat No C-03/209, New Regency Apartment, K. T. Villgae Road, Near Greater Bombay Bank, Meena Nagar, Vasai – West, Palghar - 401202, hereinafter called “TRANSFEROR / VENDOR” (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the ONE PART:

AND

1) MR. MANOJ VITHAL PATIL, (PAN: ASUPP1919R) (UID: 4688 9488 4009), Aged about 43 years, & 2) MRS. RACHANA MANOJ PATIL (PAN: DNOPP2191D) (UID: 2253 7132 5763), Aged about 40 years, Both Adult, Indian Inhabitants, having address at 206 B-Wing Diamond Park CHSL, Chulna Road, Stella, Suyog Nagar, Vasai – West, Palghar - 401202, hereinafter called “TRANSFEREES / PURCHASERS” (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the OTHER PART:



Manoj Patil

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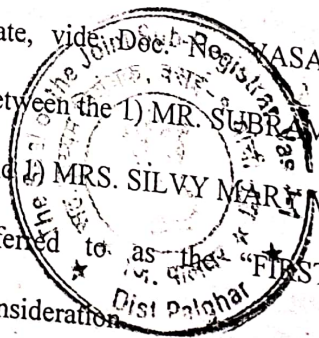
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through mean and include his heirs, executors, administrators and assigns) of
 the SECOND PART:

WHEREAS the TRANSFEROR is the absolute owners and in exclusive owners absolutely seized and possessed of and sufficiently entitled to a Flat No. 205, on the Second Floor, B-Wing, admeasuring 515 Sq. Ft. Built-up i.e. 47.86 Sq. Mtrs. Built-up area in the society registered and known as DIAMOND PARK CO-OP. HOUSING SOCITY LTD., A Society registered under co-operative Society Act, under No. TNA (VSI) / HSG (T.C.) / 13784 / 2002-2003, situated at Village Chulne, Vasai (West), Dist. Palghar-401202, on Survey No. 65, Hissa No. 1 & Survey No. 66, Hissa No. 3, within the Jurisdiction of Vasai Virar City Municipal Corporation in the Registration Sub-District of Vasai, Dist. Palghar.

The 1) MRS. SILVY MARY VARGHESE & 2) MR. JOSE JOSEPH have purchased the said premises on ownership basis under Agreement for sale dated 30th day of January, 2002 which was not registered dated 01/02/2002 vide Doc. Sr. No. 458/2002 between 1) MRS. SILVY MARY VARGHESE & 2) MR. JOSE JOSEPH and M/S. CAPTAIN VARGHESE & SONS, therein referred as the "BUILDERS" for valuable consideration.

AND 1) MR. SUBRAMANIAM M. & 2) MRS. JAYASHREE IYER have purchased the said premises on ownership basis under Agreement for sale dated 15th April, 2011, which was registered on same date, vide Doc. No. **VASAI3-5201/2011** at Sub-Registrar Vasai - 3, between the 1) MR. SUBRAMANIAM M. & 2) MRS. JAYASHREE IYER and 1) MRS. SILVY MARY VARGHESE & 2) MR. JOSE JOSEPH, herein referred to as the "FIRST PREVIOUS VENDORS" for valuable consideration.



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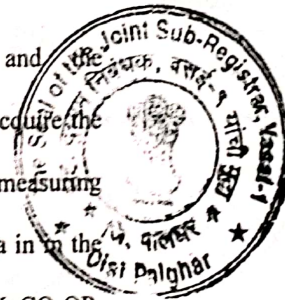
AND MRS. NISHA MADHUSUDAN NAIR having purchased the said premises on ownership basis under Agreement for sale dated 23rd day of July, 2021, which was registered on same date, vide Doc. No. VASAI-7281-2021 at Sub-Registrar Vasai - 1, between the MRS. NISHA MADHUSUDAN NAIR and 1) MR. SUBRAMANIAM M. & 2) MRS. JAYASHREE IYER, herein referred to as the "SECOND PREVIOUS VENDORS" for valuable consideration, and the said Flat is referred hereinafter for brevity's sake "THE PREMISES / THE SAID FLAT" agreed to be sold.

AND WHEREAS the TRANSFEROR does hereby agree to sell and the TRANSFEREES agree to purchase the said premises together with all benefits, rights, title and interest and said shares, etc., on the following terms and condition which are mutually agreed to by and between the parties hereto: -

AND WHEREAS the sale and transfer of the said Flat along with all rights, titles, interest and share of the TRANSFEROR to the TRANSFEREES are subject to the consent of the said society, for which the society has given No objection Certificate.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. TRANSFEROR do hereby agree to sell and TRANSFEREES do hereby agree to purchase and acquire the said Flat No. 205, on the Second Floor, B-Wing, admeasuring 515 Sq. Ft. Built-up i.e.47.86 Sq. Mtrs. Built-up area in in the society registered and known as DIAMOND PARK CO-OP.



Sub. Registrar

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8	2023	operative Society Act, under No. TNA (VSI) / HSG (T.C.) /

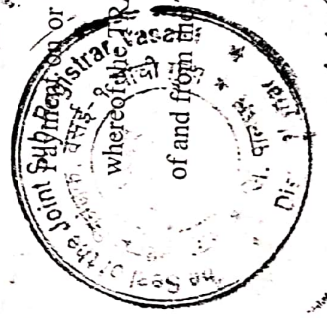
HOUSING SOCIETY LTD., A Society registered under co-operative Society Act, under No. TNA (VSI) / HSG (T.C.) /

13784 / 2002-2003, situated at Village Chulne, Vasai (West), Dist. Palghar-401202, on Survey No. 65, Hissa No. 1 & Survey No. 66, Hissa No. 3, within the Jurisdiction of Vasai Virar City Municipal Corporation in the Registration Sub-District of Vasai, Dist. Palghar, together with all rights, benefits, title and interest and Share Certificate No. 23, Member Registration No. 23, destructing Nos. from 111 to 115 (both inclusive), issued by the society for a sum of Rs.250/- (Rupees Two hundred fifty only) in accordance with the schedule mentioned below. It being understood that the vacant possession will be given by the TRANSFEROR to the TRANSFEREES only after the entire purchase price is paid by the TRANSFEREES.

2. The TRANSFEREES have agreed to acquire from the TRANSFEROR and TRANSFEROR has agrees to sell, Transfer the said premises on "OWNERSHIP BASIS" for the sum of **Rs.34,00,000/- (Rupees Thirty four Lakhs Only)** in Full and Final consideration of her claim to the conditions contained in the said agreement for sale with the TRANSFEROR.

3. SCHEDULE OF PAYMENT:

A.) The TRANSFEREES have paid to the TRANSFEROR the sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** being the Part



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Reddy