

**AGREEMENT OF SALE OF FLAT AND TRANSFER OF
SHARES**

THIS AGREEMENT is made and entered into at Thane on this _____ day of April 2023, between: (1) **Shri Stany Albert Monis**, aged 56 years, PAN No.: **AJGPM4468H** and (2) **Smt. Preeti Stany Monis**, aged 51 years PAN No.: **AKDPM230635**, both Indian Inhabitants, residing, at **Room No.18, Ramakala Bhuvan, Yadav Niwas, Padwal Nagar, Wagle Estate, Thane - 400**



shall hereinafter called the "VENDORS/TRANSFERORS" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART AND

(1) Shri Vijay Tukaram Chalke, aged 39 years, PAN No.: AGEPCI0802C and Aadhar No.:2634 0958 3535 and (2) Smt. Sakshi Vijay Chalke, aged 37 years, PAN No.: ATCPK6336L and Aadhar No. 4012 3647 6609, both Indian Inhabitants, residing at Room No.18, Ramkhila Bhuvan, Yadav Niwas, Padwal Nagar, Wagle Estate, Thane - 400 604, hereinafter called the "PURCHASERS / TRANSFEREES" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement dated 8th day of December 1985 entered into between M/s. Sadhana Builders, therein referred to as a "Builders" of the One Part and Mr. Jagannath Keshav Ghadge, Vendor / Transferor herein as the Purchaser therein of the other part, the latter agreed to acquire

and/or purchase the said Flat No.15, B-2, Fourth Floor, Sadhana Co-operative Housing Society Limited, Kisan Nagar, Wagje Estate, Thane - 400 604, (hereinafter called as "the said Flat") from the said Builders and paid full price or consideration therefore and took the possession thereof and is in occupation of the same till the date of this Agreement.

AND WHEREAS by an Agreement of Sale of Flat and Transfer of Shares dated 9th day of February 2005 executed between Mr. Jagannath Keshav Ghadge, Vendor / Transferor and (1) Shri Stany Albert Monis and (2) Smt. Preeti Stany Monis, the Purchasers / Transferors, the latter agreed to acquire and/or purchase the said Flat from Mr. Jagannath Keshav Ghadge and paid full price or consideration therefore and took the possession thereof and is in occupation of the same till the date of this Agreement.

AND WHEREAS the Vendors / Transferors are the members of the Sadhana Co-operative Housing Society Limited, a Society registered under the provisions of the Maharashtra Co-

operative Societies Act, 1960 vide Registration No. TNA/HSG/(TC)/1993/1987-88 dated 20.05.1988 having its registered office at Sadhana Co-operative Housing Society Limited, Kisan Nagar, Wagle Estate, Thane - 400 604, (hereinafter called "the said *Society*").

AND WHEREAS the Vendors / Transferors are the members of the said Society and has been occupying a Flat bearing No. 15, B-2, admeasuring about 360 sq. ft. built-up on the Fourth Floor in the Sadhana Co-operative Housing Society Limited, Kisan Nagar, Wagle Estate, Thane - 400 604, on what is known as Ownership Basis, which building belongs to and is owned by the said Society.

AND WHEREAS the Vendors / Transferors are the members of the said Society and has been allotted five shares of the said Society of Rs.50/- (Rupees Fifty each) bearing Distinctive Nos. from 201 to 205 vide Share Certificate No.41 and the Vendors / Transferors have right, title and interest in the said Flat and in the shares / membership rights issued to them by the said Society

THANE S A D H A N A CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the M. C. S. Act, 1960) (Registration No. TNA/HSG/(T.C.) Date 20TH MAY 1993 (87-88)

Serial No. 41

Authorized Share Capital Rs. 3,65,000 Divided into 7300 Shares each of Rs. 50/- only
Member's Registration No. 41

THIS IS TO CERTIFY that Shri/Smt. JAGNATH KESHAY GHADGE

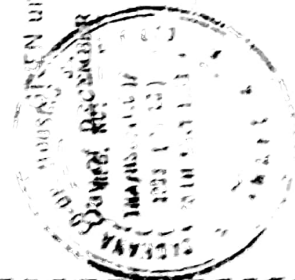
of THANE is the Registered Holder of 5 Shares from No. 201 to 205 of Rs. 250/- RUPEES TWO HUNDRED FIFTY ONLY.

in THE S A D H A N A CO-OPERATIVE HOUSING SOCIETY LIMITED WAGLE ESTATE, THANE subject to the Bye-laws of the

said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

THANE this 31ST

of 1993 under the Companies Seal of the said Society at



(R. N. GIRI) Chairman
(M. S. GHAVAN) Hon. Secretary
(A. N. JADHAV) Member of the Committee

TREASURER P. T. O.

MEMORANDUM OF THE TRANSFER OF THE SHARES OF COMPANY

Sr. No. of Transfer	Date of General Body / Managing Committee Meeting at which Transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2 16/08/2005 <i>[Signature]</i> (K.A. Bhosale) Chairman	<i>[Signature]</i> 3 MR. STANY ALBERT MONIS MRS. PRITI STANY MONIS <i>[Signature]</i> (M.V. Deshmukh) Hon. Secretary	<i>[Signature]</i> 41	<i>[Signature]</i> 90
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

B/15

BILL NO.(GGN) 000001939107171
ग्राहक क्रमांक : 000010169984 मोबाईल/ईमेल : 98xxxxxx79
SHRI STANY ALBART MONIS
SADHANA SOCIETY 2KISAN NAGAR 3 THANE 400604

GSTIN 27AAECM2933K178

देयक दिनांक : 20-03-2023
देयक रक्कम रु : 9260.00

देय दिनांक : 10-04-2023
या तारखे नंतर : 9380.00
मरल्यास

श्री स्टाणी आल्बर्ट मोनिस
साधना सोसायटी 2 किसान नगर 3 ठाणे 400604

विलीग युनिट : 4540/KISAN NAGAR/THANE DIVISION - I
दर संकेत ** : 90/LTI Res 1-Phase
पोल क्रमांक :
पी.सी./घटक+मार्ग-क्रम/डि.टी.सी. : 7/15/0302/07/10/4540020
मिटर क्रमांक : 03904436629
रिडिंग ग्रुप : 07

पुरवठा दिनांक : 12-05-1986
मंजूर भार : 0.40 KW
सुरक्षा ठेव जमा (रु) : 961.75
चालू रिडिंग दिनांक : 16-03-2023
मागील रिडिंग दिनांक : 16-02-2023

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QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार लागू असलेली तत्पर देयक मरणा सूट किंवा कित्तव आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3436, 1800-233-3436, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadis.com.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आही येथेही उपलब्ध आहेत



चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
653	0	1.00	653	0	653

Meter Status: Normal
Bill Period: 0.93/

फेब्रुवारी-2023	जानेवारी-2023	डिसेंबर-2022	नोव्हेंबर-2022	ऑक्टोबर-2022	सप्टेंबर-2022	ऑगस्ट-2022	जुलै-2022	जून-2022	मे-2022	एप्रिल-2022
209	209	209	209	209	209	209	209	221	205	202

बीज वापर
मार्च - 2022 : 125
मार्च - 2023 : 653

घरातील बिना रेशची ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 स्वयंसेवा गो-ग्रीन डिजिटल मिटर, नोंदणी करण्यासाठी -
<https://consumersnlo.mahadis.com.in/gogreen.php> (GGN नंबर तुमच्या घरात वितारक वरच्या बाजूला द्यायला कोणत्या मध्ये उपलब्ध आहे.)

डिजिटल मीटराद्वारे किच बिल भरत व 0.25% (रु. 500/- पर्यंत) सवलत मिळावी.
(डिजिटल व इलेक्ट्रिक मीटर)

तुमचा मोबाईल नंबर व ईमेल पत्ता व्हकिया असल्यास पुरस्त करा त्यासाठी
www.mahadis.com.in/ConsumerPortal/QuickAccess वेब मेट द्या.

पुढील महिन्याचे रिडिंग साधारणत: 16-04-2023 ह्या तारखेला होईल

विशेष संदेश

* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९८XXXXXX७९ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण रांकेंतस्थळ/ मोबाईल ॲप वापरा कि वा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG 000070969984.
* महावितरणला कोणत्याही प्रकारच्या रोकमेच्या भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पातळीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.
* महावितरणला कोणत्याही प्रकारच्या रोकमेच्या भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पातळीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्द्यांवर तुमचा दृष्टीकोण काय आहे?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ॲप डाऊनलोड करा

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स्थळप्रत विलीग युनिट : 4540	ग्राहक क्रमांक : 000010169984	पी.सी. : 07	दर : 90	या तारखे पर्यंत भरल्यास	29-03-2023	Rs. 9180.00
अंतिम तारीख	10-04-2023			या तारखे नंतर भरल्यास	10-04-2023	Rs. 9380.00

वेळेची स्थळप्रत:	विलीग युनिट : 4540	ग्राहक क्रमांक : 000010169984	क्षेत्रीय क्र. : 4540020	अंतिम तारीख	10-04-2023	Rs. 9260.00
विलीग युनिट : 4540	ग्राहक क्रमांक : 000010169984	पी.सी. : 07	दर : 90	या तारखे पर्यंत भरल्यास	29-03-2023	Rs. 9180.00
454070000101699841004202300000926001200029032300080				या तारखे नंतर भरल्यास	10-04-2023	Rs. 9380.00



172

1940

10/2/18/72

28/6/84-72

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DISCRPTION

GROUND FLOOR

- 1) SHOP - 10X12.0X10.0
- + 10.0X10.0
- 2) LIV. ROOM - 5X0X12.0X10.0
- 3) HALL - 10X18.6X12.0
- 4) BED ROOM - 6X0X10.0X12.0
- + 10X10.0X10.0
- 5) DIN. ROOM - 10X8.6X10.0
- 6) STUDY ROOM - 10X8.6X10.0
- 7) KIT. ROOM - 10X10.0X9.0
- + 2X0X9.0X9.0
- 8) BATH ROOM - 10X10.0X8.0
- + 2X0X9.0X9.0
- 9) STORE - 10X7.0X6.6
- 10) W.C.S. - 3X0X4.0X5.6
- 11) TOILET - 10X4.0X6.6
- 12) W.P. - 2X0X4.0X5.6
- 13) C.T.L.S. - 2X0X10.0X4.0

FIRST, SECOND, THIRD & FOURTH FLOOR.

(EACH FLOOR)

- 1) LIV. ROOM - 6X0X12.0X10.0
- 2) DIN. ROOM - 10X8.6X10.0
- 3) STORE - 10X10.0X8.0
- 4) STUDY ROOM - 2X0X9.0X9.0
- + 10X8.6X10.0
- 5) BED ROOM - 2X0X10.0X10.0
- + 5X0X10.0X12.0
- 6) KIT. ROOM - 3X0X8.6X9.0
- 7) BATH ROOM - 10X6.6X4.0
- + 10X4.0X5.6
- + 2X0X4.0X6.6
- + 10X8.6X4.0
- + 10X4.0X6.6
- 8) W.C.S. - 3X0X4.0X3.0
- 9) W.P. - 2X0X4.0X5.6
- + 10X4.0X7.6
- + 10X4.0X5.6
- 10) BALCONY - 5X0X10.0X4.0

Architect's Name & Address:

SHRI WESAVKAR & CO.

NETAJI SUBHASHCHANDRA BOSE

ROAD, THANE.

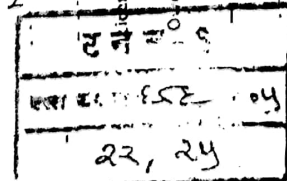
Reference No. _____

Client's Name & Address:

SHRI. D.H. KAKARE.

PANCH - PAKHAD.

THANE.



... granted to occupy the Building Partly/fully as

... from the date of actual occupation or from the

... whichever is earlier.

COMMISSIONER

Municipal Corporation of the City

of Thane.

Assistant Directors of Town Planning

Municipal Corporation of the City of Thane.

- 24. The Occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.
- 25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
- 26. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this Office SEVEN days before starting the construction work.
- 27. The surface drain should be maintained property before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
- 28. The building material or earth removed from the tranches should not be dumped or stored on municipal road.

Date:
Seal:
Received Date of Applicant.



[Signature]
ADMINISTRATOR,
THANE MUNICIPAL CORPORATION,
THANE.

M. N. [Signature]
90/21/17

हल नं-९
बस नं- ९९९९९९
29/24

