

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into
at Thane on this 09th day in the month of May, 2023.

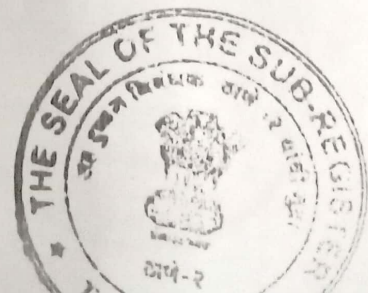
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२०२३ / २०२३
२ / ३०

BETWEEN

MR. TUSHAR HARISHKUMAR UPADHYAY, PAN NO. AANPU4847Q, aged 54 years, Indian Inhabitant, residing at Flat No. 208, 2nd Floor, Anklesaria CHSL, Edulji Road, Charai, Thane (W) 400601, hereinafter referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

MR. MAYUR BHAU PATIL, PAN NO. AYAPP4020F, age 36 years, Indian Inhabitant, residing at Flat No. 401, 4th Floor, Shree Ganesh Krupa Society, Majiwade, Swami Vivekanand Nagar, Thane Chitalsar Manpada, Thane (W) 400607, herein after referred to as the "**TRANSFeree**" (which expression shall unless it be repugnant to the context or meaning thereof includes his executors, administrators and assigns) of the **SECOND PART**;



WHEREAS

1. 90/06/2013
WHEREAS

Flat bearing

TRANSFEROR herein is sole owner of the Flat No. 208, admeasuring 430 sq. ft. Built Up area on 2nd Floor of the society known as "ANKALESARIA CO-OP. HSG. SOC. LTD.", Reg. No. TNA / (TNA) / HSG / (TC) / 30505, Dated 17.01.2018 lying, being and situated at Edulji Road, Charai, Thane (W) 400601, bearing Tika No. 11, C.T.S. No. 91/A of Revenue Village - Thane, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation (hereinafter referred to as the "SAID FLAT")

2. Whereas Flat No. 208, on 2nd Floor of the society known as ANKALESARIA CO-OP. HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / (TC) / 30505, Dated 17.01.2018 lying, being and situated at Edulji Road, Charai, Thane (W) 400601 bearing Tika No. 11, C.T.S. No. 91/A, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation was allotted to MR. TUSHAR HARISHKUMAR UPADHYAY by SHRI. RAJARAM NARSAYYA JALLA (hereinafter referred as Developer/Contractor) vide an Agreement dated 26.05.2004 and Registered the same with Joint Sub Registrar having Doc. No. TNN1-2886-2004, Dated 26.05.2004 and he has acquired all right, title and interest in said flat.

3. The TRANSFEROR is in possession of the said Flat and have been sole owner of the said



12

RECEIPT

दाता क्रमांक 906024/2023

98 / 30

~~RECEIVED~~ from **MR. MAYUR BHAU PATIL**, a sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** being **Token and Part PAYMENT** against the sale of **Flat No. 208**, admeasuring **430 sq. ft. Built Up area** on **2nd Floor** of the society known as **ANKALESARIA CO-OP. HSG. SOC. LTD.**, Reg. No. **TNA / (TNA) / HSG / (TC) / 30505**, Dated **17.01.2018** lying, being and situated at **Edulji Road, Charai, Thane (W) 400601** bearing **Tika No. 11, C.T.S. No. 91/A**, in the following mode and manner :-

- a. **Rs.3,00,000/- (Rupees Three Lakhs Only)** paid by Cheque having Cheque No. **000108** dated **24.04.2023** drawn from Bank of Baroda as **token payment amount**.

Rs. 3,00,000/-

I SAY RECEIVED

MR. TUSHAR HARISHKUMAR UPADHYAY
TRANSFEROR

WITNESSES :-

1) (Signature)

2) (Signature)



सूची क्र. 2

दस्तावेज निबंधन : मह. द. नि. क्र. 2

दस्तावेज क्रमांक : 10796/2023

नोंदणी :

Regn:63m

05/2023



गावाचे नाव : ठाणे

चिन्नाचा प्रकार	चक्रात्मक
नोंदणी क्रमांक	3000000
वाजाराचाव(साडेपट्ट्याच्या नसिमपट्ट्यावर) आकारणी रक्तीची पट्ट्याचा नसिमपट्ट्याचा	3402800

प्रमाणित, पॅन्सिस्मा व प्रमाणित (असल्यास) क्षेत्रफळ
 1) पालिकेचे नाव: ठाणे म. न. गा. इतर वर्णन : इतर माहिती: मरनिक्ता क्र. 208, 2रा मजला, अकलेमरिया बंग. ऑफ. ही. सोमायदी लि, पदवर्जी रोड, बरड, ठाणे. मरनिक्ताचे क्षेत्र 430 चौ. फूट चिन्मप ((Survey Number : Tika No. 11, C.T.S. No. 91/A :))
 1) 430 चौ. फूट

आकारणी किंवा नुडी देण्यात असेल वेळा.
 1) : नाव:-तुषार हरिपुष्पार उपाध्याय - - वय:-54; पत्ता:-बार्ड नं. 208,, माळा नं: 2रा मजला, इमारतीचे नाव: अकलेमरिया सोमायदी, बार्ड नं: , रोड नं: पदवर्जी रोड, बरड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AANPU4847Q

1) : नाव:-सयूर भाऊ पाटील - - वय:-36; पत्ता:-बार्ड नं. फर्नड नं. 401, माळा नं: 4था मजला, इमारतीचे नाव: श्री गणेश कृपा सोमायदी, बार्ड नं: , रोड नं: स्वामी विवेकानंद नगर, चिन्मळमर मानगाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AYAPP4020F

0) रस्त नोंदणी केल्याचा दिनांक	09/05/2023
1) अन्वयक्रमांक, खंड व पुष्ट	10796/2023
2) वाजाराचावप्रमाणे मुद्रांक शुल्क	238200
3) वाजाराचावप्रमाणे नोंदणी शुल्क	30000
4) अंग	

gshushta

सह मुख्य निबंधक वर्ग - 2

ठाणे क. 2

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



लयाकनामाही चिन्मळमर घेतलेला नपशीत :-
 दस्तावेज शुल्क आकारनामा निवडलेला अनुच्छेद

THANA MUNICIPAL COUNCIL

OCCUPATION CERTIFICATE No. 1969/12

No. 255 1969/30.3.76

Date

Commencement Certificate No. 201 Date 11.1.74

- 1) Architect's Name S. H. Chavan & Associates Architects
 Address V. Sankar Path Thane (W)
 2) Owner's Name M/s. Sivalaksha Ankaldasaria & Sons
 Address _____

3) Locality Edalje Harmaji Road Tika No. 11 S. No. _____
 C. T. S. 91A H. No. _____ Plot No. _____
 Date of Certificate 15.4.76 And for which floor ground + three
Building No. 1 (i.e. A) DIMENSIONS upper floors.

Floor	Dimensions
Ground floor	Drawing 4x2x10'0"x10'0" 4x2x11'0"x10'6" 4x2x10'0"x11'0" Cell: 4x6x7'6"x11'6"
1st floor	B-2 4x4x10'0"x11'0" 2 4x2x10'0"x10'6" Bath 4x3'6"x6'6"x3, 3x4x3'6"x7'0" otala (ground floor) 6'0" wide
2nd floor	Balcony (upper floors) 3x6x6'0"x6'6" 3x6x6'0"x4'0"
3rd floor	
4th floor	

Privy: —

Water Tap: —

Permission is hereby granted to occupy the above building as mentioned above.
 1) Completion Certificate shall be issued when the building is completed in all respects.
 2) You shall have to apply for it, after the completion of the building.
 3) Building shall be taxed from the date of issue of occupation certificate.

Seal

(Signature)
 Town Development Officer
 Thana Municipal Council



277-9

