

खसई-३
दस्त क्र. ३०८८/२०२३
३-१३०

VILLAGE : ACHOLE  
 SURVEY N O. : 247 (old 200) H. No.1,  
 2, 3 & 4  
 FLAT NO. : 602 in A wing  
 AREA IN BUILT UP : 83.64 Sq. Mtrs.  
 AGREEMENT VALUE : Rs.57,00,000/-  
 GOVT.VALUE : Rs.58,08,000/-  
 STAMP DUTY : Rs.4,07,600/-  
 REGISTRATION FEES : Rs.30,000/-



### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 20<sup>th</sup> day of March 2023 between **SMT. ASHA PRAKASH KARN** [Previous Known as ASHA PRAKSSH RANI] vide Name Change Gazette No.X-114909 (Pan No. AKOPR8632F) aged 50 years, adults, Indian Inhabitants, having address at Flat No.A-602, Sixth Floor, Rashmi Garden in Rashmi Garden (Evershine) A to G wing Co-operative Housing Society Ltd, Evershine City, Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar Hereinafter called '**THE TRANSFEROR**' (which expression shall unless repugnant to the context and meaning thereof include her heirs, administrators, executors and assigns etc.) of the **FIRST PART**:

*Mambath*

Asha Prakash Karn

*Vasai*

वसई-३  
दस्त क्र. ६०९०/२०२३  
४ / ३२

AND

MR. VASUDEV A. VISHWAKARMA (Pan No.AHFPV8387B) aged 42 years adult Indian inhabitant residing at Flat No.A-304, B-37, Sai Vatika, Evershine City, Vasai-East, Taluka Vasai, Dist-Palghar-401208.  
AND MR. MANBAHAL A. VISHWAKARMA (Pan No.AFYPV0931L) aged 44 years, adult, Indian Inhabitant, residing at Flat No.B-101, EC-78, Krishna Kirtan Society, Evershine City, Vasai-East, Taluka Vasai, Dist-Palghar-401208. Hereinafter called '**THE TRANSFEREES**' (which expression shall unless repugnant to the context and meaning thereof include their heirs, executors, administrators, and assigns) of the **SECOND PART**:

WHEREAS THE TRANSFEROR has been admitted as members of Rashmi Garden (Evershine) A to G wing Co-operative Housing Society Ltd, situated at Evershine City, Village Achole, Vasai-East, Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFEROR acquired the rights, title and interest in respect of **Flat No.602**, admeasuring to **750 Sq. Ft. Carpet**, of **Sixth Floor**, in "A" wing, Building known as "**RASHMI GARDEN**" in **RASHMI GARDEN (EVERSHINE) A to G wing Co-operative Housing Society Ltd**, situated at Evershine City, Revenue Village **ACHOLE**, on land bearing **Survey No. 247 (Old 200) H. No.1, 2, 3 & 4**, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar, (hereinafter referred to as '**the Said Flat**' for brevity's sake).

WHEREAS the Rashmi Garden (Evershine) A to G wing Co-operative Housing Society Ltd., has been registered under Registration

Asha Prakash Karn

2

Manbahal

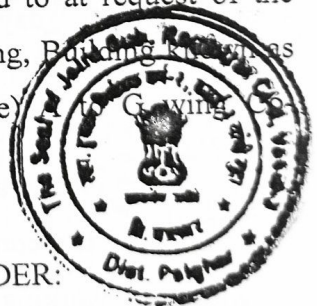
Vasudev

वसई-३
वसई क्र. ८०८० / २०२३
५ / ३४

No. TNA(VSI)/HSG/TC/ \_\_\_\_\_ Dated \_\_\_\_\_ under  
 Maharashtra Co-operative Societies Act 1960, (hereinafter referred to as “  
**the said Society**”)

WHEREAS by an Agreement For Sale dated 29/03/2008 duly registered within the limit of Sub-Registrar office Vasai-3, Taluka Vasai, District Palghar, vide registration No.Vasai-3-03557-2008 dated on 29/03/2008 the Present transferor had purchased and acquired said flat from **M/S. RASHMI HOUSING PVT. LTD.** having its office at B-215, First Floor, Shanti Shopping Center, Opp. Railway Station, Mira Road (East), Thane-401 107, (therein referred to as ‘**THE DEVELOPERS**’

AND WHEREAS the Transferor herein has agreed to sell, transfer all the right, title and interest along with share certificate No. \_\_\_\_ of Ten shares of Rs.50/- (Rupees Fifty only) each, of the aggregate value of Rs.500/- (Rupees Five Hundred only) bearing distinctive Nos. From \_\_\_\_ to \_\_\_\_ (both inclusive) in member’s register folio No. \_\_\_\_ issued by the said Society in respect of the said flat and the Transferee herein has agreed to purchase and acquire the said flat on ‘OWNERSHIP BASIS’ and WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the Society have agreed to at request of the Transferor to transfer the Flat No.602, in “A” wing, Building known as “Rashmi Garden” in Rashmi Garden (Evershine) to G wing Co-operative Housing Society Ltd, to the Transferee



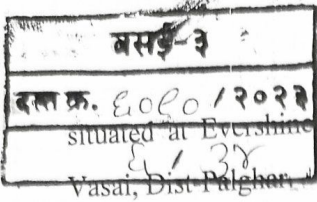
NOW THIS INDENTURE WITNESSES AS UNDER:

1. The Transferor is the sole and absolute owner and in exclusive possession of the said **Flat No. 602**, on **Sixth Floor**, in “A” wing, Building known as “**RASHMI GARDEN**” in **RASHMI GARDEN (EVERSHINE) A to G WING** Co-operative Housing Society Ltd,

Asha Parakash Karn

*(Signature)*

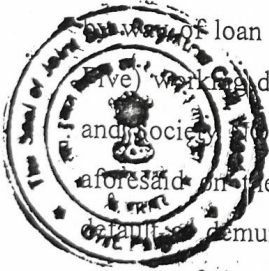
*(Signature)*



City, Village ACHOLE, Vasai-East, Taluka

2. The Transferee has agreed to acquire from the Transferor and the Transferor has agreed to sell and transfer the said flat on 'OWNERSHIP BASIS' for the sum of **Rs.57,00,000/-** (Rupees Fifty Seven Lakhs only) in full and final consideration of their claim to the said agreement for sale.

3. The Transferees have paid to the Transferor the sum of **Rs.14,43,000/-** (Rupees Fourteen Lakhs Forty Three Thousand only) being the part payment prior to the execution of this agreement and the receipt whereof the Transferors do hereby admit and acknowledge. AND The Transferee agree to pay **Rs.57,000/-** (Rupees Fifty Seven only) being TDS charges deduction in total consideration amount and Transferee agrees that after paying said amount the Transferee will submitted the copy of TDS Certificate to the Transferors. AND The Transferees shall further agreed to pay balance amount of **Rs.42,00,000/-** (Rupees Forty Two Lakhs only)



of loan from Financial Institution / Bank within 45 (Forty-five) working days from the date of registration of this Agreement and society. C. The Transferee shall pay the balance amount as aforesaid on the due date without fail and without any delay or default. Demur as time in respect of the said payments is of the essence of the contract. If the Transferee makes delays or default within 45 working days the Transferors shall be entitled to charge interest @ 18 % per annum on balance payment.

4. A) On receiving full price consideration of the said Flat, the Transferor shall put the Transferees in the possession of the said Flat and all rights and title of the said Flat shall stand transferred in the name of the Transferees and the Transferees shall be entitled to enter

Asha Prakash Karm

Mambalaw

Vasali

11. The Transfer charges if any payable to the society will be borne equally by the Transferor and Transferees.

12. The Stamp duty and Registration charges shall be borne and paid by the Transferees.

Subject to the clause 3 & 4 above the Transferors hereby assign their rights, title and interest in the said flat to the Transferee who her entitled to hold, possess, occupy and enjoy the said flat without any interruption from them.

This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under.

### SCHEDULE OF THE PROPERTY

Flat No.602, admeasuring to 750 Sq. Ft. (Carpet) on Sixth Floor, in "A" wing, Building known as "RASHMI GARDEN" in RASHMI GARDEN (EVERSHINE) A to G wing Co-operative Housing Society Ltd, situated at Evershine City, Revenue Village ACHOLE, on land bearing Survey No. 247 (Old 200) H. No.1, 2, 3 & 4, Vasai-East, Taluka Vasai, Dist-Palghar-401208, within the Jurisdiction of Vasai-Virar Shahr Mahanagarpalika in the limit of Sub-Registration Office Vasai, Dist-Palghar



Asha Parkash Khar

Mambekar

Vasudevan



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.वसई 3

20/03/2023

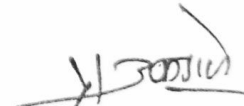
दस्त क्रमांक : 6090/2023

नोंदणी :

Regn:63m

## गावाचे नाव : आचोळे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5700000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5808000
(4) धू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन :, इतर माहिती: गाव मौजे आचोळे,सर्वे नं.247(जुना 200)ट्रिम्सा नं.1,2,3 आणि 4,सदनिका क्र.602,सहावा मजला,ए विंग,रश्मी गार्डन,रश्मी गार्डन(एव्हरशार्डन)ए टू जि विंग कॉ-ऑप हौसिंग सोसायटी ली.,एव्हरशार्डन सिटी,आचोळे गाव,वसई पूर्व,तालुका वसई,जिल्हा पालघर,सदनिका क्षेत्रफळ 83.64 चौ. मी.(बिल्ट अप)(( Survey Number : सर्वे नं.247(जुना 200) ट्रिम्सा नं.1, 2, 3 आणि 4 : ) )
(5) क्षेत्रफळ	1) 83.64 चौ.मीटर
(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:-आशा प्रकाश कर्ण उर्फ आशा प्रकाश रानी - वय:-50; पत्ता:-प्लॉट नं: सदनिका क्र. ए-602, माळा न: सहावा मजला, इमारतीचे नाव: रश्मी गार्डन, रश्मी गार्डन (एव्हरशार्डन) ए टू जि विंग कॉ-ऑप हौसिंग सोसायटी ली., ब्लॉक नं: एव्हरशार्डन सिटी, आचोळे गाव, वसई पूर्व, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AKOPR8632F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वासुदेव ए. विश्वकर्मा - वय:-42; पत्ता:-प्लॉट नं: सदनिका क्र. ए-304, वी- 37, माळा नं: -, इमारतीचे नाव: साई वाटिका, ब्लॉक नं: एव्हरशार्डन सिटी, वसई पूर्व, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AHFPV8387B 2): नाव:-मणबहाल ए. विश्वकर्मा - वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र. वी-101, ईमी- 78, माळा नं: -, इमारतीचे नाव: कृष्णा कीर्तन सोसायटी, ब्लॉक नं: एव्हरशार्डन सिटी, वसई पूर्व, रोड नं: तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AFYPV0931L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	20/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	6090/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	407600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

  
 सह. दुय्यम निबंधक वर्ग- २  
 वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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