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दस्त क्रमांक १०२०१ / २०२३  
३ / २



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT is made and entered at THANE 27<sup>th</sup> day of April 2023, BETWEEN MR. VISHNU NARAYAN MHATRE, Age 51 years, PAN No. AVRPM4166H Indian Inhabitants, R/at - Khardi, Village-Diva Shil Road, Near Ram Mandir, Dawale, Tal & Dist. Thane - 400 612, hereinafter called and referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof means and include his heirs, executors, administrators, legal representatives and assigns) the PARTY OF THE FIRST PART;

किशु नारायण म्हात्रे

Mrs. S. Bhave

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४ / MRS. SUN

AND

1) MRS. SUNTA SHASHIKANT BHAVE, Age 46 years, PAN No. APFPB8436D AND 2) MR. SHASHIKANT YASHWANT BHAVE, Age 51 years PAN No. APFPB8437C, AND 2), both Indian inhabitants, both R/at - Ganesh Bag School, M.Y. Chawl, 224/8, Kurla (W), Mumbai-400070 hereinafter called and referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof means and include their heirs, executors, administrators, legal representatives and assigns) the PARTY OF THE SECOND PART;

WHEREAS by virtue of an Agreement for Allotment dated 20.10.2020, (duly registered with the office of Sub-Registrar of Assurances, Thane under Document No. TNN2-13804/ 2020 dated 20.10.2020) the VENDOR herein i.e. the ALLOTTEE/ LAND OWNER therein, came to be allotted a residential premises by M/S. SAI SHRUSHTI ENTERPRISES, a partnership firm, carrying on business of property development and having its registered office at - Shop No.6, E-wing, Subhadra Anant Complex, Opp. Sachin Niwas, Diva Shil Road, Diva (E), Tal. & Dist. Thane, the Promoter/Developers therein, bearing Flat No. 201, admeasuring about 43.62 Sq.Mtr. RERA Carpet area, on 2<sup>nd</sup> Floor, in Building No. Plot A-1 in the housing complex popularly known as "SAI SHRUSHTI SAPPHIRE Plot A-1" lying being and situated at - Village - Dawle, Diva Tal. & Dist. Thane within the limits of Thane Municipal Corporation, Thane, which premises hereinafter in this Agreement for brevity's sake is referred to as "The Said Premises" and more particularly described in the Schedule written hereunder;

विद्युत् नारायण महारे



Mx. S. Bhawe

*(Signature)*

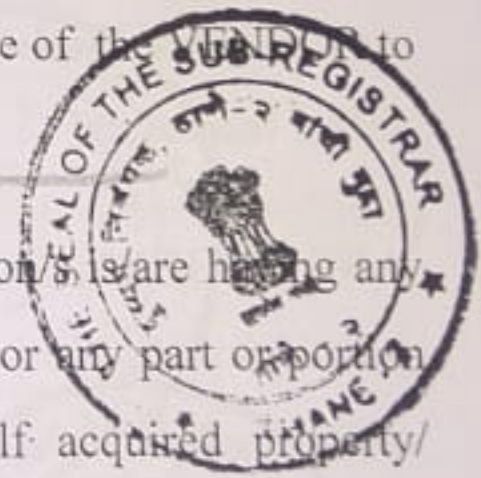
AND WHEREAS thus, VENDOR herein has clear and marketable title in respect of the SAID PREMISES and the VENDOR is well and sufficiently entitled to the SAID PREMISES and have absolute right and power to hold, occupy and deal with and SAID PREMISES and every part thereof;

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AND WHEREAS the VENDOR was desirous to sell the Said Premises for Consideration and such terms and conditions and the PURCHASERS were also looking for suitable premises for residence purpose, in the vicinity of Village Dawale, Thane, and the PURCHASERS came to know the fact that, the VENDOR is desirous to deal with the Said Premises, hence, the PURCHASERS did approach the VENDOR and shown their desire to purchase and acquire the said Premises for such consideration, terms and conditions, the VENDOR deem, fit and proper;

AND WHEREAS joint meeting held between the parties hereto, in which the VENDOR represented, promised and assured to the PURCHASERS that :

- a. That, the Said Premises are free from all encumbrances, charges, equities and demand and the title of the VENDOR to the Said Premises is clear and marketable.
- b. That, apart from the VENDOR, no person is are having any right, in upon or over the Said Premises or any part or portion thereof. That the Said Premises is self acquired property/ premises of the VENDOR.
- c. That, there is no legal restrain by way of prohibitory order of any competent authority or Court for dealing with the Said Premises nor there is any order of attachment either before or after the judgment in respect of the Said Premises, Further the VENDOR is not restrained in any manner whatsoever from



विष्णु नारायण, माली

Mrs. S. Brave

**SCHEDULE OF THE SAID PREMISES**

ALL THAT PIECE AND PARCEL of residential premises Flat No. 201, admeasuring about 43.62 Sq.Mtr. RERA Carpet area, on 2<sup>nd</sup> Floor, in Building No. Plot A-1 in the housing complex popularly known as "SAI SHRUSHTI SAPPHIRE Plot A-1" standing on the plot of land bearing S.No.136/1C, and Survey No.136/1B, lying being and situated at - Village - Dawle, Diva, Tal. & Dist. Thane within the limits of Thane Municipal Corporation, Thane and in the Registration District and Sub-Registration District of Thane.

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११ / २६

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED by the withinnamed "VENDOR"

विशु नारायण म्हात्रे

MR. VISINU NARAYAN MHATRE

in the presence of.....



1. गोवर्धन नारायण म्हात्रे

2. K. Y. Bhawe

SIGNED, SEALED & DELIVERED by the withinnamed "PURCHASERS"

Mrs. S. Bhawe

1) MRS. SUNITA SHASHIKANT BHAVE



Shashikant

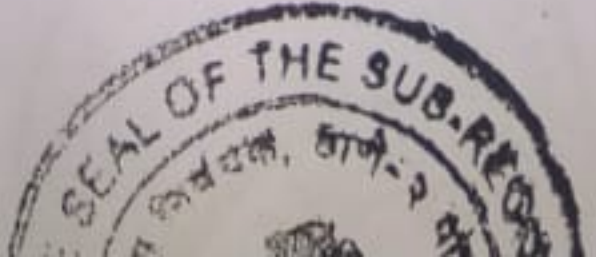
2. MR. SHASHIKANT YASHWANT BHAVE

in the presence of.....



1. गोवर्धन नारायण म्हात्रे

2. K. Y. Bhawe



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दस्त क्रमांक	१०२०१/२०२३
१३	२८

**THANE MUNICIPAL CORPORATION  
APPENDIX - K  
(Regulation No.37 )  
Occupancy Certificate**

To,  
M/s Sai Shrushti Enterprises  
Subhadra Anant Complex, E Wing, Shop No. 6, Opp. Sachin Niwas, Shil Road,  
Diva (E) Thane

OCC No : OCC/0867/20  
OCC Date : 12/11/2020

Architect : Rakesh Jiyalal Deshavare  
Licence No : CA/87/11149

Sir, OCN/0050/20  
Reference : 10/11/2020

V.P. No. : S11/0198/19  
CC No. : TMC/TDD/3317/20 ( CC Date : 4/1/2020 )

Full, Building Description : Building A

Building Name : A (SAI SRUSTI PLOT)

Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR

The Part/Full development work/erection/re-erection or alteration in/of building/part building No. - \_\_\_\_\_ situated at \_\_\_\_\_, Sector No. Sector 11, Survey No / H No. :- 136/1/C, 136/1/B, Village/T.P.S.No. DAWALE completed under the supervision of Rakesh Jiyalal Deshavare License Surveyor / Engineer / Structural Engineer / Supervisor / Architect / License No. CA/87/11149 may be occupied on the following conditions:-

- 1 All Conditions mentioned in NOC of Tree, Water, Drainage & C.F.O. department will be binding.
- 2 Thane Municipal Corporation will supply only drinking water as per availability
- 3 It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal
- 4 It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.

A set of certified completion plan is returned herewith.



Office No. \_\_\_\_\_

Office Stamp. \_\_\_\_\_

Date : 12/11/2020

- Copy to.
- 1) Collector of Thane.
  - 2) Dy.Mun.Commissioner, Zone TMC

Yours faithfully,



**THANE MUNICIPAL CORPORATION**

**APPENDIX - K  
(Regulation No.37 )  
Occupancy Certificate**

To,

M/s Sai Shrushti Enterprises

OCC No : OCC/0867/20

Subhadra Anant Complex, E Wing, Shop No. 6, Opp. Sachin Niwas, Shill Road,  
Diva(E) Thane

OCC Date : 12/11/2020

Architect : Rakesh Jiyalal Deshavare

Licence No : CA/87/11149

Sir,

OCN/0050/20

V.P. No. : S11/0198/19

Reference :

10/11/2020

CC No. : TMC/TDD/3317/20 ( CC Date : 4/1/2020 )

Full , Building Description : Building A

Building Name : A (SAI SRUSTI PLOT)

Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH  
FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR

The Part/Full development work/erection/re-erection or alteration in/of building/part building No. - -----  
situated at -----, Sector No. Sector 11 , Survey No / H No. :- 136/1/C,136/1/B, ,Village/T.P.S.No. DAWALE  
completed under the supervision. of Rakesh Jiyalal Deshavare License Surveyor / Engineer / Structural Engineer /  
Supervisor / Architect / License No. CA/87/11149 may be occupied on the following conditions:-

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Office Stamp. \_\_\_\_\_

Date : 12/11/2020

Copy to.

- 1) Collector of Thane.
- 2) Dy.Mun.Commissioner, Zone TMC

Yours faithfully,

27/04/2023

सूची क्र.2

दुय्यम नितंधक : मद्र.दु.नि.ठाणे 2

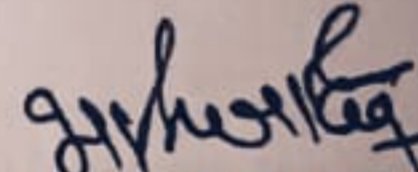
दम्न क्रमांक : 10201/2023

नोंदणी :

Regn:63m

गावाचे नाव : डावले

(1)विनेखाचा प्रकार	करगनामा
(2)मोबदला	4100000
(3) वाजारभावा(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2509458.6
(4) भू-मापन,पोट्टिस्मा व परकमाव(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मदतिका क्र. 201,2 ग मजला,विल्डिंग नं. प्लॉट ए-1,मार्हे श्रुष्टि सफायर प्लॉट ए-1 कॉम्प्लेक्स,मोजे डावले,दिवा ना. जि. ठाणे मदतिकेले श्रेत्रफळ 43.62 चौ. मी. रेग कार्पोट( ( Survey Number : S.No.136/1C. and Survey No.136/1B ; ) )
(5) श्रेत्रफळ	1) 43.62 चौ.मीटर
(6)आकारणी किंवा जूडी देण्यात असेल तेव्हा.	
(7) दम्नोवत्र करन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विष्णु नागायण म्हात्रे -- वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं.:- वार्डी, गाव दिवा, शिळ रोड, , रोड नं: गम मंदिर जवळ, डावले, ना व जि. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-AVRPM4166H
(8)दम्नोवत्र करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुनीता शशिकान भावे -- वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं.:- रोड नं: गणेश वाग स्कूल, एम, वाय. चाळ, 224/8, कुर्ला (प.) मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-APFPB8436D 2): नाव:-शशिकान यशवंत भावे -- वय:-51; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं.:- रोड नं: गणेश वाग स्कूल, एम, वाय. चाळ, 224/8, कुर्ला (प.) मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400070 पॅन नं:-APFPB8437C
(9) दम्नोवत्र करन दिव्याचा दिनांक	27/04/2023
(10)दम्न नोंदणी केल्याचा दिनांक	27/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	10201/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	287000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)अग	

  
सह दुय्यम नितंधक वर्ग - २  
ठाणे क. २

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद

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

