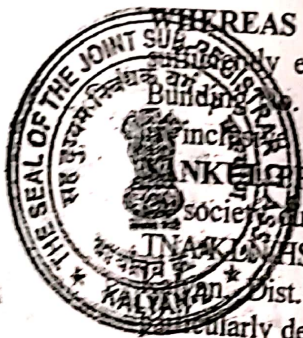


1. SMT. KALPANA VASANT SONAVALA Aged : about 48 Years
Occupation : Housewife, PAN NO. CSFPS9127M
2. MRS. PALLAVI SUDHIR PATSUPE Aged : about 29 Years, PAN NO. EPQPS1945R
3. MRS. SWATI TUSHAR PAGDHARE Aged : about 28 Years, PAN NO. FBFPS6379B
4. MS. SONALI VASANT SONAVALA Aged : about 26 Years, PAN NO. KFEPS0018P
5. MS. ASHWINI VASANT SONAVALA Aged : about 24 Years
Occupation : Housewife, PAN NO. KFEPS0011E
Residing at - Flat No. 002, Ground Floor, Building No. C-2, Sai Sankal Phase I, Gandhare, Khadakpada, Kalyan (W) 421301 Hereinafter called and referred to as the TRANSFERORS (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, and assigns) the PARTY OF THE FIRST PART.

AND

1. MR. HEMANT KESHARLAL CHAUDHARY Aged : about 42
Occupation : Service , PAN NO. AGPPC3177K
2. MRS. MONICA HEMANT CHAUDHARY Aged : about 35
Occupation : Housewife, PAN NO. ATZPC9430A
Residing at : Flat No. 11, Ground floor, New Sahyadri CHS Ltd, Manisha Nagar, Dakashata Police Chowki, Beturkar Pada, Kalyan (W) 421301 hereinafter collectively called and referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) the PARTY OF THE SECOND PART.



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WHEREAS the TRANSFERORS owns and / or otherwise well and lawfully entitled to a Flat, being Flat No. 002, on Ground floor, Building No. C-2, area admeasuring about 655 sq. ft. (Built-Up) (Which includes the area of balconies) in Building known as SAI SANKALPHASE I CO-OPERATIVE HOUSING SOCIETY LTD, a society duly registered under the M.C.S. Act, 1960 under Reg. No. TN/KC/HSG/ (TC)/16003 /2004-2005) Village Gandhare, Tal. Kalyan Dist. Thane Bearing Survey No. 36 Hissa No. 4 and more particularly described in the SCHEDULE hereunder written (hereinafter for the sake of brevity called and referred to as the SAID PREMISES).

THE extract N/D on which the building is constructed is attached hereto and marked as ANNEXURE "A".
THE said premises being Flat No. 002, on Ground floor, Building No. C-2, is shown on the plan annexed hereto and marked as ANNEXURE "B"
THE property in question is duly converted to N.A. use. Vide order issued by Collector, Thane. The said permission is attached hereto marked as ANNEXURE "C".

AND WHEREAS M/S WESTERN ARCH ENTERPRISE a partnership firm had obtained the necessary Building Permission from KALYAN DOMBIVLI MUNICIPAL CORPORATION. Vide their

(Handwritten signatures and names)
कल्पना वसंत सोनावले
जश्विनी वसंत सोनावले
पल्लवी सुधीर पटसुपे
स्वती तुषार पागधारे
सोनाली वसंत सोनावले
अश्विनी वसंत सोनावले

No. KDMC/NRV/BP/KV/445-182 dated 29/11/2003 The said permission is attached hereto marked as ANNEXURE "D".

AND WHEREAS in pursuance to the said permissions M/S WESTERN ARCH ENTERPRISE a partnership firm, have commenced, carried out and completed the multi-storied building and further obtained the necessary occupation certificate from KALYAN DOMBIVLI MUNICIPAL CORPORATION Vide their No. KDMC/NRV/CC/KV/38 dated 09/11/2004 The said Completion is attached hereto marked as ANNEXURE "E".

AND WHEREAS the TRANSFERORS husband/father Late VASANT BABA SONAWALE herein have purchased the aforesaid premises from M/S WESTERN ARCH ENTERPRISE through its partner MR PRAKASH C THAKKAR vide agreement for sale dated 04/08/2003

AND WHEREAS the said Agreement for Sale is registered at the office of Sub-Registrar of Assurances, Kalyan under their No. 4601 dated 07/08/2003.

AND WHEREAS after execution and registration of the said agreement, the TRANSFERORS husband/father Late VASANT BABA SONAWALE had paid the entire price/consideration unto the said M/S WESTERN ARCH ENTERPRISE and taken the possession of the said premises and started enjoying the said premises as full and absolute owner thereof

AND WHEREAS Late VASANT BABA SONAWALE has died on 15/01/2016 after the death of Late VASANT BABA SONAWALE society transfer the 100% share certificate in the name of TRANSFERORS.

AND WHEREAS the occupants of the building have formed and got registered the society under the same name style as SAI SANGH PHASE I CO-OPERATIVE HOUSING SOCIETY LTD. (A society duly registered under the M.C.S. Act, 1960 under Reg. No. TNA/KLN/HSG/ (TC)/16003 /2004-2005) and issued today is issued Share Certificate to its members including TRANSFERORS herein.

AND WHEREAS the PARTY OF THE FIRST PART at his own will decide to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in search of suitable approached the TRANSFERORS and offered to purchase the said Flat together with the right, title and/or interest at and for the price consideration of Rs. 38,40,000/- (Rs. THIRTY EIGHT LAKHS FORTY THOUSAND ONLY).

AND WHEREAS after considering the said with offer from all the angles and being found the same fair at present market value, the same has been ultimately accepted by the TRANSFERORS.

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

Prakash C Thakkar

Prakash C Thakkar

कामना वसंतराणा वने

Prakash C Thakkar

Prakash C Thakkar

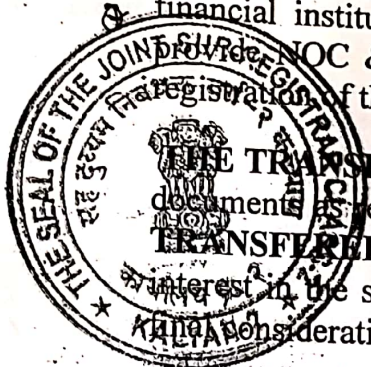
Prakash C Thakkar

1. **THE TRANSFERORS** do hereby agrees and assures to sell and the **TRANSFEREES**, do hereby agrees and assures to purchase the Flat, being Flat No. 002, on Ground floor, Building No. C-2, area admeasuring about 655 sq. ft. (Built-Up) (Which is inclusive of the area of balconies) in Building known as **SAI SANKUL PHASE I CO-OPERATIVE HOUSING SOCIETY LTD**, (A society duly registered under the M.C.S. Act, 1960 under Reg. No. TNA/KLN/HSG/ (TC)/16003 /2004-2005) Village Gandhare, Tal. Kalyan, Dist. Thane Bearing Survey No. 36 Hissa No. 4 within the limits of **KALYAN DOMBIVALI MUNICIPAL CORPORATION** at and for a price / consideration of **Rs. 38,40,000/- (Rs. THIRTY EIGHT LAKHS FORTY THOUSAND ONLY)** along with undivided right, title and interest in and upon the said Flat and more particularly described in the **SCHEDULE** hereunder written. (Hereinafter for the sake of brevity called and referred to as the **SAID FLAT**).

2. **THE TRANSFEREES** herein has agreed to pay an amount of **Rs. 38,40,000/- (Rs. THIRTY EIGHT LAKHS FORTY THOUSAND ONLY)** to **TRANSFERORS** in the following manner.

S.R. No.	Cheqwu No./UTR No.	Amount	Date	Bank Name
1	003654	51,000/-	10/01/2022	ICICI Bank
2	ICICR120220418020 29043	7,89,000/-	18/04/2022	ICICI Bank

And the balance amount of **Rs. 30,00,000/- (Rs. THIRTY LAKH ONLY)** will be paid by loan from any financial institution within (90) Ninety days from the date of receiving Society NOC to mortgage the said flat and also providing all original papers as may be demanded by the financial institution for procuring loan. **TRANSFERORS** assures to provide NOC & other related papers within 15 days from the date of registration of this agreement.



THE TRANSFERORS shall execute all papers, forms, declarations and documents as required by the said society and as per law in favor of the **TRANSFEREES** for the effectual transfer of their shares and other interest in the said society in respect of the said flat subject to full and complete consideration.

3. **THE TRANSFEREES** hereby agrees that in becoming a member of the said co-operative Housing society formed by the flat owners of the said building shall abide by all bye laws, rules and regulations by the said Society.

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दस्त क्र. ९

4. **THE TRANSFERORS** further declare that she have full right and absolute authority to enter into this agreement and that she her not done or performed or caused to be done or suffered any act, deed, matter and thing whatsoever whereby they may be prevented from entering into this Agreement or transferring the said Flat as purported to be done hereby or whereby the **TRANSFEREES** hereto may be obstructed prevented and/or hindered in enjoying the right title to be conferred or transferred hereby in their favor whereby the quiet and peaceful possession or

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enjoyment of the TRANSFEREES in respect of the said Flat may be disturbed.

THE TRANSFERORS declares that there is no charge on the said flat and that she has not encumbered their right, title and / or interest in the said flat and / or in the said shares and the same are free from all encumbrances. The TRANSFERORS further declares that except her there is no one else who had or has any right, title, interest or claim in the said flat or the shares. The TRANSFERORS also declares that there is no suit pending in any court of law in respect of the said flat.

5. THE said SAI SANKUL PHASE I CO-OPERATIVE HOUSING SOCIETY LTD., have issued the necessary NO OBJECTION CERTIFICATE to effectuate the legal and perfect transfer of the said flat in favor of the TRANSFEREES. The costs and expenses only transfer primer paid both parties equally.

6. IT is mutually agreed by and between the parties that up to the date of delivery of possession to TRANSFEREES, the TRANSFERORS shall bear and pay all the Municipal taxes, society maintenance charges, electricity charges, rates, assessments, cases, fees, outgoings, of whatsoever nature and all increase therein which may be demanded by the concerned municipal corporation or any other body or authority whatsoever in respect of the said premises.

7. THE TRANSFERORS does hereby agree to keep indemnified the TRANSFEREES against the payment of all such outgoings, costs, charges, fees, taxes, stamp duty, penalties, loans and other dues, if any, relating to the said flat of whatsoever nature pertaining to the period prior to the handing over of the possession of the said flat to the TRANSFEREES.

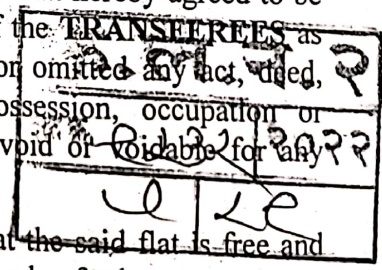
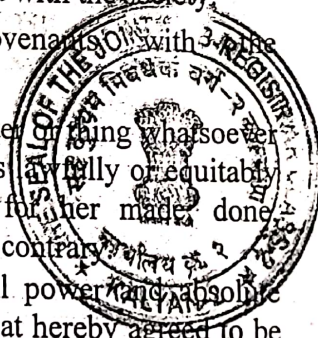
8. IT is mutually agreed by and between the parties that the aforesaid consideration includes the cost of 5 (five) shares of Rs. 50/- each Serial No. 65 Containing Share Nos. 321 to 325 and the cost of the Electric Meter Consumer No. 02002400608 & Meter No. 05376034427 and K.D.M.C Tax No. B08012754100 the sinking fund with the society.

11. THE TRANSFERORS hereby covenant with the TRANSFEREES as follows:

a. THAT notwithstanding any act, deed, matter or thing whatsoever by the TRANSFERORS or any person or persons lawfully or equitably claiming by, from, through, under or in trust further made, done, committed or omitted or knowingly suffered to the contrary

b. THE TRANSFERORS have good right, full power and absolute authority to convey, transfer and assure the said flat hereby agreed to be transferred, conveyed and assigned in favor of the TRANSFEREES as aforesaid & they have not done, committed or omitted any act, deed, matter or thing whereby the ownership possession, occupation or enjoyment of the said flat may be rendered void or voidable for any reason or on any account.

c. THE TRANSFERORS hereby declares that the said flat is free and clear from all encumbrances, claims and demands of whatsoever nature



Handwritten signature: Chandan

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सूची क्र.2

दुय्यम निबंधक : सह दु.वि. कल्याण 2

दस्त क्रमांक : 9232/2022

नोदणी :

Regn:63m

गावाचे नाव : गंधारे

(5) धेवफळ	करारनामा 3840000 3840000
(6) आकारणी किंवा वडी देण्यात आलेले वेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा पक्षकारांचे नाव किंवा दिनांक न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2022
(10) दस्त नोदणी केल्याचा दिनांक	19/04/2022
(11) अनुक्रमांक, खंड व पृष्ठ	9232/2022
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	268800
(13) वाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) धेरा	

करारनामा

3840000

3840000

1) पालिकेचे नाव: कल्याण-डोंचिवली इतर वर्णन : इतर माहिती: मोजे गंधारे, ता. कल्याण, जि. ठाणे येथील स. नं. 36, हिस्सा नं. 4 या जमीन मालकीवरील गार्ड संकुल फेज 1 को. ऑप. हौसिंग सोसायटी लि., मधील सदनिका नं. 002, तळमजला, विल्डिंग नं. सी-2, क्षेत्र 655 चौ. फुट वांधीव ((Survey Number : 36/4 :))

1) 655 चौ.फुट

1): नाव:-कल्पना वसंत सोनावले - - वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 002, तळमजला, विल्डिंग नं. सी-2, गार्ड संकुल फेज 1 को. ऑप. हौसिंग सोसायटी लि., गंधारे, खडकपाडा, कल्याण प. . ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-CSFPS9127M

2): नाव:-पल्लवी सुधीर पाटसुपे - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 002, तळमजला, विल्डिंग नं. सी-2, गार्ड संकुल फेज 1 को. ऑप. हौसिंग सोसायटी लि., गंधारे, खडकपाडा, कल्याण प. . ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-EPOPS1945R

3): नाव:-स्वाती तुषार पागधरे - - वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 002, तळमजला, विल्डिंग नं. सी-2, गार्ड संकुल फेज 1 को. ऑप. हौसिंग सोसायटी लि., गंधारे, खडकपाडा, कल्याण प. . ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-FBFPS6379B

4): नाव:-सोनाली वसंत सोनावले - - वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 002, तळमजला, विल्डिंग नं. सी-2, गार्ड संकुल फेज 1 को. ऑप. हौसिंग सोसायटी लि., गंधारे, खडकपाडा, कल्याण प. . ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-KFEPS0018P

5): नाव:-अश्विनी वसंत सोनावले - - वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 002, तळमजला, विल्डिंग नं. सी-2, गार्ड संकुल फेज 1 को. ऑप. हौसिंग सोसायटी लि., गंधारे, खडकपाडा, कल्याण प. . ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-KFEPS0011E

1): नाव:-हेमंत केशरलाल चौधरी - - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 11, तळमजला, न्यू सह्याद्री को. ऑप. हौसिंग सोसायटी लि., मनीषा नगर, दक्षता पोलीस चौकी, वेतूरकर पाडा, कल्याण प. . ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGPPC3177K

2): नाव:-मोनिका हेमंत चौधरी - - वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 11, तळमजला, न्यू सह्याद्री को. ऑप. हौसिंग सोसायटी लि., मनीषा नगर, दक्षता पोलीस चौकी, वेतूरकर पाडा, कल्याण प. . ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ATZPC9430A

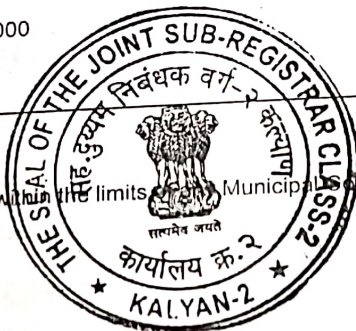
18/04/2022

19/04/2022

9232/2022

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(सही) जी.बी.सातदिवे
सह दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला बांधील:-

मुद्रांक शुल्क आकारनासाठी विनियमिता अनुच्छेद :-

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