

३०२६-५

श. ३०२६-५
Shares No. 3026/401 to 410 under Share Certificate No. 41. And have all

the rights, title and interest to deal with the Said Premises in whatever way they like.



THE TRANSFERORS have now agreed to sell the Said Premises to the TRANSFEREES and the TRANSFEREES have agreed to purchase the Said Premises on ownership basis.

6. The parties hereto being now desirous of recording the said terms and conditions in writing.

6. The Society has no objection for this transaction and agrees to admit the TRANSFEREES in place of TRANSFERORS herein as the members of the Society.

7. The TRANSFERORS now intend to sell all their rights, title, interest and benefits in Said Premises and the TRANSFEREES agree to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

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

1. The TRANSFERORS are the sole and absolute owners of the Said Premises, and they have got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES.

2. The TRANSFERORS have not agreed to sell, transfer, alienate or encumber the Said Premises and/or any part thereof and have not entered into any agreement orally or in writing to sell, transfer alienate or encumber the Said Premises and/or any part thereof to or in favour of the any other person whatsoever.

3. The TRANSFERORS have not received any token money, earnest money or any amount whatsoever in respect of the Said Premises from any third party.

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4. The TRANSFERORS had mortgaged the said Premises and taken a housing loan from ICICI Bank. This loan has been repaid by the TRANSFERORS. Except this, there were no mortgages on the Said Premises.

5. The Said Premises is not subject matter of any court order or attachment before or after judgment of any court or authority for recovery of any debt, decial amount, Income Tax, Wealth Tax or any other amount by way of taxes and/or penalties thereon.

6. There do not subsist any order of injunction or appointment of Court Receiver on the Said Premises or any part thereof issued by court of law or other authority.

7. The Said Premises hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgment or at the instance of taxation authority or any other authorities and the TRANSFERORS have not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the Said Premises and that the TRANSFERORS have full and absolute power to deal with the same.

8. There are no attachment or prohibitory order issued by the Competent Authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the Said Premises contemplated under these presents.

9. If there should be any claim in respect of the Said Premises from any person or persons or authority pertaining to any period prior to the transfer of the Said Premises to and in the name of TRANSFEREES in the books/records of the society, the TRANSFERORS hereby indemnify and keep indemnified to the TRANSFEREES against any claims, made for any period prior to the completion of Sale in respect to the Said Premises.

10. The TRANSFERORS have agreed to sale and the TRANSFEREES have agreed to purchase the Flat No. 1102, admeasuring 640 Sq.Ft. (59.46 Sq. Mtrs.) Carpet Area, on 11th Floor, Building No.7 known as "TULIP" of VARDHMAN GARDENS TULIP CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No. TNA/(TNA)/HSG/(TC)/28464/ 2016 Dt. 12.04.2016 lying being and situated at Opp. Colour Chem Balkum



CHALLAN
MTR Form Number-6



GRN	MH014277781202122E	BARCODE			Date	08/03/2022-19:48:13	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA			PAN No.(If Applicable)				
Location	THANE			Full Name	DAMODAR RAGHOBA GAIKWAD			
Year	2021-2022 One Time			Flat/Block No.	Flat No. 1102, Building No.7 of			
Account Head Details	Amount In Rs.		Premises/Building	VARDHMAN GARDENS TULIP CHSL				
0030046401 Stamp Duty	552000.00		Road/Street	Opp. Colour Chem, Balkum				
0030063301 Registration Fee	30000.00		Area/Locality	Thane				
			Town/City/District					
			PIN	4 0 0 6 0 8				
			Remarks (If Any)	SecondPartyName=PRADEEP KUMAR TYAGI-				
				<div style="border: 1px solid black; padding: 5px; text-align: center;">ट न न - ५ - दस्त क्र ३७२८ / २०२२ २ / २८</div>				
Total	5,82,000.00		Amount In Words	Five Lakh Eighty Two Thousand Rupees Only				
Payment Details	PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN		Ref. No.	030061720220780838		36495000		
Cheque/DD No.	Bank Date		RBI Date	08/03/2022-19:48:13		Not Verified with RBI		
Name of Bank	Bank-Branch			PUNJAB NATIONAL BANK				
Name of Branch	Scroll No. , Date			THANE-5 Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9821475601

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

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Summary1 (GoshwaraBhag-1)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						09 March 2022,08:28:37 PM
Valuation ID	202203099453					
मूल्यांकनाचे वर्ष	2021					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	9/36-3अ-1) ठाणे भिवंडी रस्त्याच्या दोन्ही बाजूचे लगतचे सर्वे नंबर					
क्षेत्राचे नांव	Thane Municipal Corporation	सर्वे नंबर /न. भू. क्रमांक :	सर्वे नंबर#115			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
30300	106100	113200	131800	113200		
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	71.352 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs. 106100/-
	उद्भववाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	59.46 चौ. मीटर
Sale Type - Resale	First Sale Date - 13/06/2005					
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
	= (106100 * (100 / 100)) * 107.5 / 100					
	= Rs.114058/- $771.352 = 8138266.416$					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 113527 * 71.352					
	= Rs.8100378.504/-					
Applicable Rules	= 3, 18, 19					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझोनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ					
	= A + B + C + D + E + F + G + H + I + J					
	= 8100378.504 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
	= Rs.8100378.504/- 8138266.416					
	= एकत्रित मूल्येची साखळी तीन शो एकोण ऐशी /-					

Home

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दस्त क्र 3022 / 2022
9 / 22



AGREEMENT FOR SALE

ARTICLES FOR AGREEMENT made at Thane on this 09th day of March 2022,
BETWEEN

(1) MR. PRADEEP KUMAR TYAGI Aged 52 years, PAN NO. ADGPT7997Q &
(2) MRS. POONAM TYAGI Aged 52 years, PAN NO. ADGPT8000N, both Indian
Inhabitant, residing at - Flat No. 1102, 11th floor, Building
No.7, Tulip, Vardhman Gardend, Balkum, Thane (W) 400608 hereinafter
referred to as the "TRANSFERORS" (which expression shall unless it be
repugnant to the context or meaning thereof includes their heirs, executors,
administrators and assigns) of the **FIRST PART**;

AND

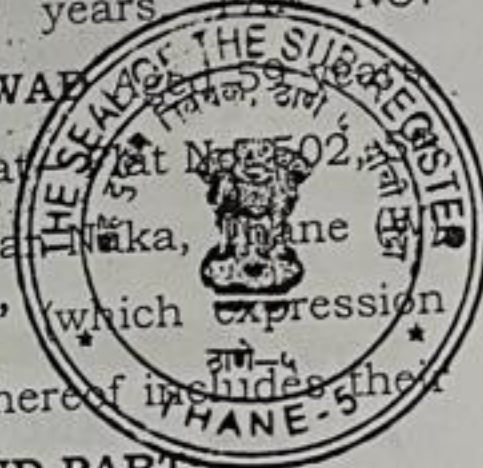
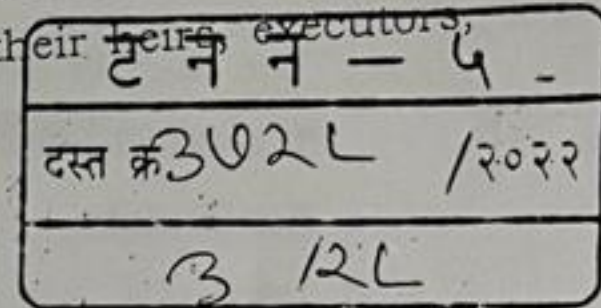
(1) MR. DAMODAR RAGHOBA GAIKWAD Aged 57 years, PAN NO.
AEHPG5047A & (2) MRS. ANURADHA DAMODAR GAIKWAD Aged 52 years, PAN NO.
AODPG7498D both Indian Inhabitants, residing at Flat No. 502, 5th floor,
Aniket Towers Co-op. Housing Society Ltd., Uthalsanaka, Thane (W) 400601
hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be
repugnant to the context or meaning thereof includes their heirs, executors,
administrators and assigns) of the **SECOND PART**;

WHEREAS:

1. **TRANSFERORS** herein (1) MR. PRADEEP KUMAR TYAGI & (2) MRS. POONAM TYAGI are the owners of the premises bearing Flat No. 1102, admeasuring 640 Sq.Ft. (59.46 Sq. Mtrs.) Carpet Area, on 11th Floor, Building No.7 known as "TULIP" of VARDHMAN GARDENS TULIP CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No. TNA/(TNA)/ HSG/(TC)/28464/ 2016 Dt. 12/04/2016 lying being and situated at Opp. Colour Chem, Balkum, Thane (W) 400608 (hereinafter referred to as "SAID PREMISES").

AND WHEREAS the **TRANSFERORS** herein (1) MR PRADEEP KUMAR TYAGI & (2) MRS. POONAM TYAGI have purchased the Said Premises from Promoters / Builders M/s Diwali Construction Company, a Registered Partnership Firm Vide Agreement dated 07.06.2005 & same is registered under Sub-Registrar of Assurance, Thane Vide Document No. TNN2-03721-2005 Dated 13.06.2005.

2. The **TRANSFERORS** are in possession of the Said Premises as members of the said Society and holding Ten Shares of Rs.50/- each bearing



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दस्त क्र. 302L-12022
Mahanagar gas bill, property tax and
Continue to TRANSFEREES with this agreement.



- TRANSFEREES hereby declare that all the rules, regulations in force of the said building/society will be observed by the TRANSFEREES.
19. The TRANSFEREES hereby declare that they have taken inspection of the Said Premises in all respect and the Said Premises is in order and they are fully satisfied with the same and shall not take any objection in future. The Transferees hereby declare that, they are purchasing the said premises on as is where is basis.
20. The TRANSFERORS hereby agrees to sign the various forms as per provisions of the various acts and co-operate the TRANSFEREES for completing all the formalities in connection with the said matters.
21. The TRANSFERORS have agreed to deliver to the TRANSFEREES all original documents relating to purchase of the Said Premises which are in possession of the TRANSFERORS and application duly signed by the TRANSFERORS for transfer of the Said Premises in favour of the TRANSFEREES.
22. The TRANSFEREES shall bear the amount to be spent towards stamp duty & registration fee.
23. The Society Transfer fee will be borne by TRANSFERORS and TRANSFEREES in equal proportion.
24. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Flat No. 1102, admeasuring 640 Sq.Ft. (59.46 Sq. Mtrs.) Carpet Area, on 11th Floor, Building No.7 known as "TULIP" of VARDHMAN GARDENS TULIP CO-OPERATIVE HOUSING SOCIETY LIMITED bearing Regn. No. TNA/(TNA)/HSG/(TC)/28464/ 2016 Dt. 12.04.2016 lying being and situated at Opp Colour Chem, Balkum, Thane (W) 400608 standing on plot of land bearing City Survey No. 115/118,119/120,250/225 to 231 of Village Balkum, Dist. Thane within Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation.

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IN WITNESS WHEREOF

their hands and seals

SIGNED AND DELIVERED

- the withinnamed
- (1) MR. PRADEEP
 - (2) MRS. POONA

in the presence of

1. *[Handwritten signature]*
2. *[Handwritten signature]*

SIGNED AND DELIVERED

- the withinnamed
- (1) MR. DAMODAR
 - (2) MRS. ANURADHA

in the presence of

1. *[Handwritten signature]*
2. *[Handwritten signature]*

Price of Rs.92,00,000/- (Rupees Ninety Two Lakhs)



Rs.92,00,000/- (Rupees One Lakh Only) paid by Cheque No. 222049 dated 23.12.2021 drawn on State Bank of India, Sir J J Road, Byculla, Mumbai branch as **TOKEN MONEY**.

b) Rs.9,00,000/- (Rupees Nine Lakh Only) paid by Cheque No. 222049 dated 23.12.2021 drawn on State Bank of India, Sir J J Road, Byculla, Mumbai branch as **PART PAYMENT**.

c) Rs.32,08,000/- (Rupees Thirty Two Lakh Eight Thousand Only) paid by RTGS/NEFT dated 08/03/2022 FROM State Bank of India having UTR Number SBINR52022030871030696 as **PART PAYMENT**.

d) Rs.92,000/- (Rupees Ninety Two Thousand Only) to be deducted from total sales consideration and paid towards @ 1% TDS under Income - Tax Act, 1961. The same 1% TDS will be deposited by the **TRANSFEREES** with the Income-Tax authorities and the TDS certificate shall be handed over to the **TRANSFERORS**.

e) Balance payment of Rs.49,00,000/- (Rupees Forty Nine Lakhs only) shall be paid within 45 days from the date of receiving NOC from society in bank format for obtaining LOAN from any financial Institution/Bank as **FULL AND FINAL PAYMENT**.

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Price of Rs.92,00,000/- (Rupees Ninety Two Lakhs)

12. The **TRANSFERORS** undertake to deliver vacant possession of the Said Premises to the **TRANSFEREES** and final consideration amount.

13. The **TRANSFERORS** hereby state and declare that the **TRANSFERORS** shall be free from encumbrances and liabilities and if any, the **TRANSFERORS** shall clear by the **TRANSFERORS** at their own cost. **TRANSFERORS** shall pay the Society maintenance charges/dues, electricity charges/Bills, Municipal Taxes/Government Dues, Taxes/Local Govt. Taxes, etc. and other charges payable by them to the concerned authorities till the date of handing over possession of the Said Premises to the **TRANSFEREES**. The **TRANSFEREES** will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the Said Premises from the date of taking the possession of the said premises and the **TRANSFERORS** shall not be responsible to meet the same.

14. The **TRANSFERORS** have got all the rights, title and interest to sell, transfer and convey the Said Premises as the same as self acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature and upon the Said Premises upon receipt of entire consideration amount by **TRANSFERORS**.

15. The **TRANSFERORS** shall obtain the necessary **NO OBJECTION CERTIFICATE** from the said society to effectuate the legal perfect transfer of the said premises and have confirmed the above transfer of the said premises and its shares in respect of the said premises in favour of the **TRANSFEREES** herein.

16. The **TRANSFEROR** hereby agrees and authorizes **TRANSFEREES** to get the Electric Meter of M.S.E.D.C. Ltd. and Mahanagar Gas Connection duly transferred in favour of the **TRANSFEREES** herein with relevant records and for that purpose the **TRANSFERORS** herein agrees and undertakes to sign and execute all such applications, forms, deeds, matters and thing as may be required at any time in future but at the cost of **TRANSFEREES** herein.

17. The **TRANSFERORS** should hand over all last paid original bills and receipts like electricity charges, society Maintenance charges,

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 3728/2022

नोंदणी :

Regn:63m

गावाचे नाव : बाळकूम

प्रकार	करारनामा
	9200000
वाव(भाडेपट्टयाच्या बाबतितपट्टाकाराची पट्टेदार ते नमुद करावे)	8138266.416
पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: सदनिका क्र 1102,11 वा मजला,बिल्डिंग नं 7 तुलीप,ऑफ वर्धमान गार्डन्स तुपिन को ऑप हौ सो ली,कलर चॅम समोर,बाळकुम,ठाणे. सदनिका चे क्षेत्रफळ 640 चौ फूट म्हणजे 59.46 चौ मीटर कार्पेट.(Survey Number : सर्वे नं 115/118, 119, 120, 250/228 ते 231 ;)) 1) 640 चौ.फूट
किंवा जुडी देण्यात असेल तेव्हा.	
करून देणा-या/लिहून ठेवणा-या पक्षकारांचे दबाणी न्यायालयाचा हुकुमनामा किंवा नाम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रदिप कुमार त्यागी - वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं 1102 बी नं 7 तुलीप, माळा नं: -, इमारतीचे नाव: वर्धमान गार्डन्स तुलीप को ऑप हौ सो ली, ब्लॉक नं: -, रोड नं: बाळकुम ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-ADGPT7997Q 2): नाव:-पूनम त्यागी - वय:-52; पत्ता:-प्लॉट नं: फ्लॅट नं 1102 बी नं 7 तुलीप, माळा नं: -, इमारतीचे नाव: वर्धमान गार्डन्स तुलीप को ऑप हौ सो ली, ब्लॉक नं: -, रोड नं: बाळकुम ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-ADGPT8000N
करून घेणा-या पक्षकारांचे व किंवा दबाणी हुकुमनामा किंवा आदेश प्रतिवादिचे नाव व पत्ता	1): नाव:-दामोदर राघोवा गायकवाड - वय:-57; पत्ता:-प्लॉट नं: फ्लॅट नं 502, माळा नं: -, इमारतीचे नाव: अनिकेत टॉवर्स को ऑप हौ सो ली, ब्लॉक नं: -, रोड नं: उथळसर नाका, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AEHPG5047A 2): नाव:-अनुराधा दामोदर गायकवाड - वय:-59; पत्ता:-प्लॉट नं: फ्लॅट नं 502, माळा नं: -, इमारतीचे नाव: अनिकेत टॉवर्स को ऑप हौ सो ली, ब्लॉक नं: -, रोड नं: उथळसर नाका, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AODPG7498D
करून दिल्याचा दिनांक	09/03/2022
दबाणी केल्याचा दिनांक	09/03/2022
क,खंड व पृष्ठ	3728/2022
गावाप्रमाणे मुद्रांक शुल्क	552000
गावाप्रमाणे नोंदणी शुल्क	30000

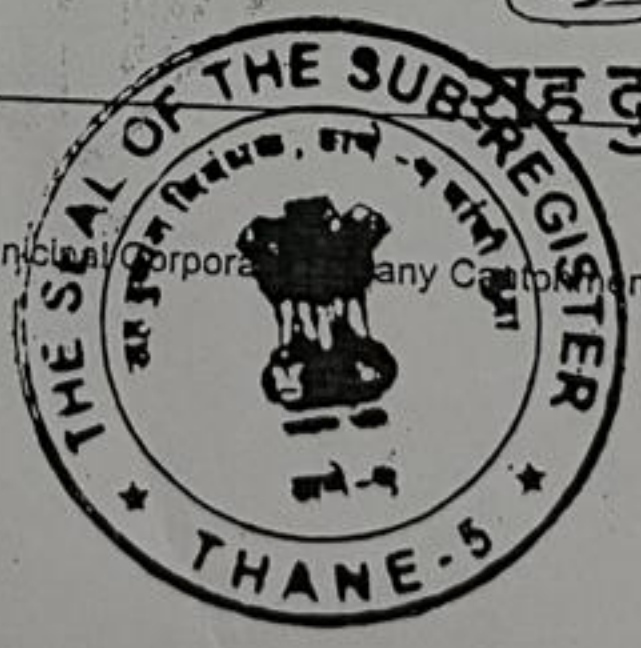
(Handwritten Signature)

सह दुय्यम निबंधक, ठाणे क.

टी विचागत घेतलेला तपशील:-:

आकारताना निवडलेला अनुच्छेद :-:

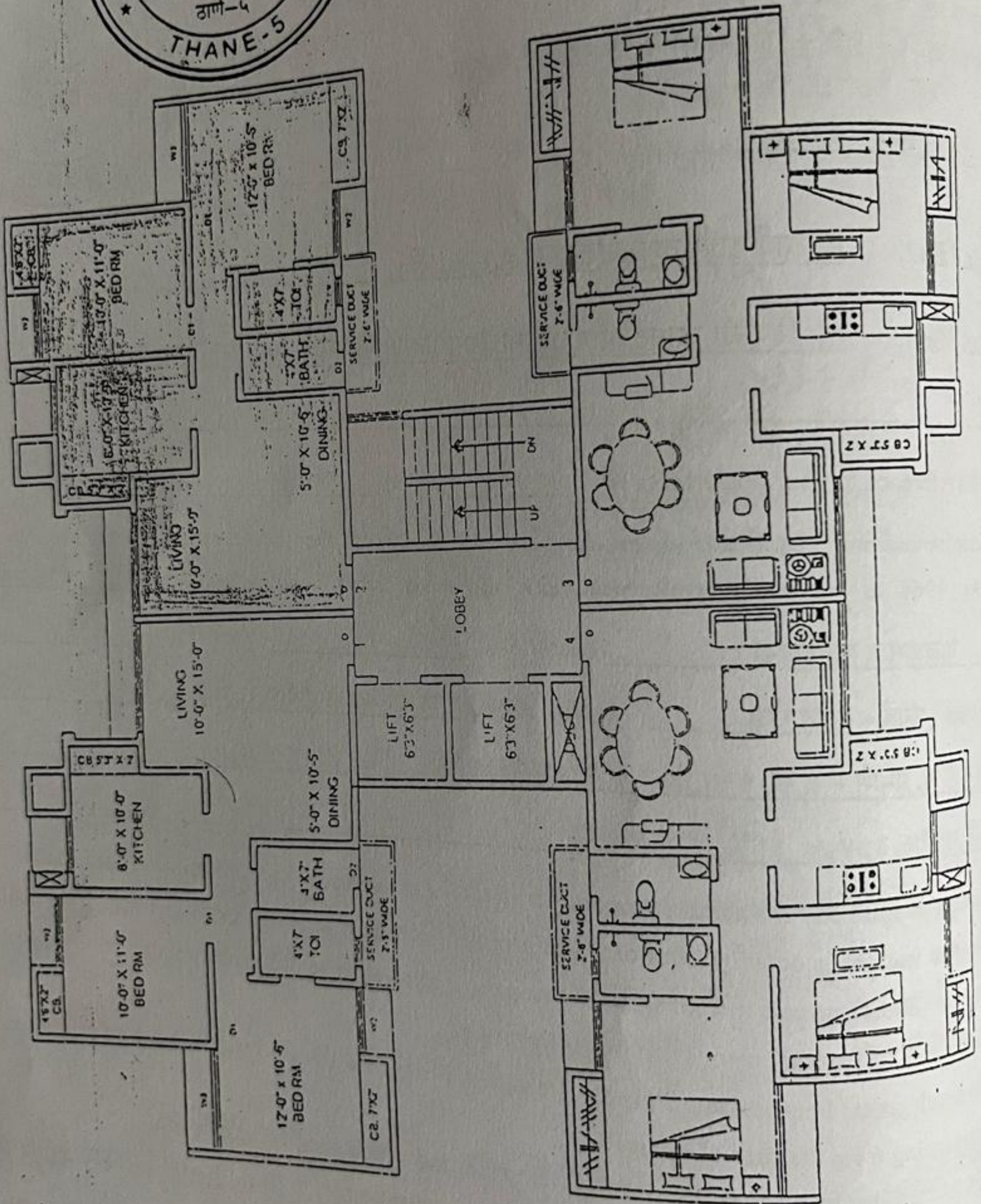
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





For Diwali

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गांव नमना सात (अधिकार अभिलेख पत्रक) पं. पाण्डुरंग

गांव नमना सात