

## Agreement for Sale



**T**HIS AGREEMENT FOR SALE is made and entered into at Mira Road East, Thane, this 20<sup>th</sup> day of February, 2018, Between,

BHAGYASHRI DAWSON RODRICK, aged about 44 years, (Pan Card No. AHBPR9232K) adult, Indian inhabitant having present address at Flat No. 004, Bldg No. 5, Solitaire-I, Poonam Garden, Opp. S. K. Stone, Mira Road (E), Thane-401107, herein after called the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her respective heirs, executors, administrators, successors and assigns) of the **FIRST PART AND,**

TANMAY GAUTAM, aged about 22 years, (Pan Card No. BMQPG9465E) AND

SABITA KUMARI, aged about 46 years, (Pan Card No. AVEPK0195P), both adults, Indian inhabitant having present address at Flat No. 503/B, Aashirwad-I, Poonam Sagar Complex, Mira Road (E), Thane-401107, herein after called the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, successors and assigns) of the **SECOND PART.**

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*Dawson*

*Sabita*

**WHEREAS:**

The Transferor is lawfully in possession of the dwelling premises being Flat No. 004, On the Ground Floor, in Bldg No. 5, of building known as SOLITAIRE-I, and the society known as SOLITAIRE-I Co-operative Housing Society Limited, Situated At Poonam Garden, Opp. S. K. Stone Mira road (E), Dist: Thane - 401 107, as its absolute Owner and particularly described in the schedule annexed hereto and free from all sorts of encumbrances hereafter referred to as the "SAID FLAT PREMISES".

**AND WHEREAS:**

BY AND UNDER AN Agreement for Sale Dated 19<sup>th</sup> January 2011 entered into between M/S. VINAMRA BUILDERS & DEVELOPERS, herein after referred as the said "Developers" therein and One PAVITRA P. SANIL PREETAM P. SANIL, herein referred as the Purchasers (herein called 1<sup>st</sup> Purchasers) therein and said Developers, agreed to sell the said Flat No. 004, On the Ground Floor, in Bldg No. 5, of building known as SOLITAIRE-I, and the society known as SOLITAIRE-I Co-operative Housing Society Limited, Situated At Poonam Garden, Opp. S. K. Stone, Mira road (E), Dist: Thane - 401 107, at the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder.

**AND**

The said Original Agreement for Sale Dated: - 19<sup>th</sup> January 2011 is being duly lodged for registration at the office of the Sub Registrar of Assurances, Thane, under Registration no. TNN10-00641-2011, Dated: - 19-01-2011.

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*Duram*

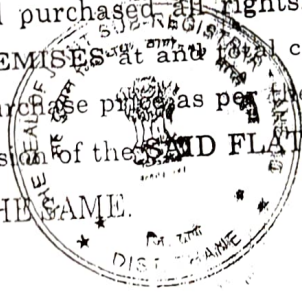
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AND

The 1<sup>st</sup> Purchasers herein had paid entire purchase price of the SAID FLAT PREMISES to the said Developers, as per to AGREEMENT recited herein above. The said Developers admitted, confirmed and discharged that no amount/money is due and payable by the 1<sup>st</sup> Purchaser on any account whatsoever herein in respect of the SAID FLAT PREMISES and the said 1<sup>st</sup> Purchaser herein has taken a quiet, vacant and peaceful possession of the SAID FLAT PREMISES.

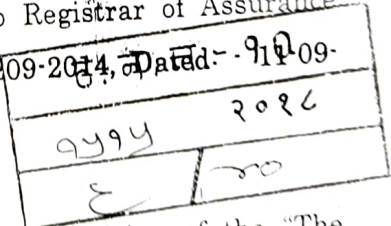
AND

WHEREAS By and under an Agreement for sale 11<sup>th</sup> September 2014 entered by and between 1<sup>st</sup> Purchasers PAVITRA P. SANIL & PREETAM P. SANIL, & 2<sup>nd</sup> Purchasers BHAGYASHRI DAWSON RODRICK, hereinafter referred as Transferor had purchased all rights, interest & titles in respect of the SAID FLAT PREMISES at and for total consideration set out therein and have paid entire purchase price as per the Agreement for Sale and had taken effective possession of the SAID FLAT PREMISES and IS STILL IN OCCUPATION OF THE SAME.



AND

The said Agreement for Sale Dated 11<sup>th</sup> September 2014 is been duly lodged for registration at the office of the Sub Registrar of Assurance Thane -10, under Registration no. TNN10-11209-2014, Dated - 11/09-2014



AND

This Agreement shall always be subject to the provision of the "The Maharashtra Ownership Flats Act, 1963 (MAH XLV. OF 1963), and also the Maharashtra Co-operative Societies Act (MCS Act) 1960, and the rules made there under.

*BR*  
*Pavitra* *Sanita*

AND

The Transferees herein approached to the Transferor with an intention to purchase the SAID FLAT PREMISES and after various meetings and negotiations between both the parties, the Transferor has agreed to transfer and assign the SAID FLAT PREMISES to the Transferees and the Transferees have agreed to purchase, acquire from Transferor the SAID FLAT PREMISES being Flat No. 004, On the Ground Floor, in Bldg No. 004 of building known as SOLITAIRE-I, and the society known as SOLITAIRE-I Co-operative Housing Society Limited, Situated At Poonam Garden, (Plot No. S. K. Stone, Mira road (E), Dist: Thane - 401 107, with all the fixtures, fittings and amenities as fixed in the SAID FLAT PREMISES, for the total AGREED CONSIDERATION OF Rs. 35,50,000/- (Rupees Thirty Five Lacs and Fifty Thousand Only) and both the parties hereto are desirous of executing this Agreement for sale in respect thereof.

AND

Whereas all the Occupants of Flats &/or Shops premises in the building herein have jointly formed a Co-operative housing society in the name and style as SOLITAIRE-I Co-operative Housing Society Limited and all such Owners have become the members of the society.



AND

Whereas Transferor is the legal and bonafide member of the SOLITAIRE-I Co-operative Housing Society Limited, hereinafter for brevity sake referred to as the said registered society of the premises in the building referred herein above and registered under the provision of Maharashtra (Co-operative Societies Act; (MCS Act) 1960; under TNA/(TNA)/HSG/(TC)/21413/2009, Dated: - 16-12-2009, having registered office in the same building and Whereas the Transferor is a Registered Share holder of Five or Ten fully paid up shares of Rs. 50/- each bearing Share Certificate No. 159, share numbered from 791 to 795 (both inclusive) /or (the share certificate is not yet been issued by the society

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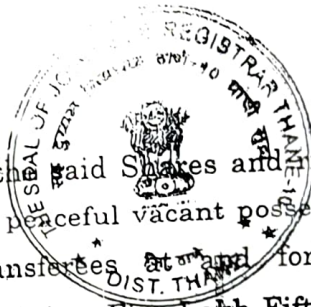
soon the same is issued the same will be transferred to the name of the Transferee), for the total value of Rs. 250/- or Rs. 500/- of the said Society standing in her name. AND Whereas Transferor being the Share holder has full right and interest and Ownership and possession of the SAID FLAT PREMISES in the said society's building situated at Poonam Garden, Opp. S. K. Stone, Mira Road (E) Dist: Thane 401 107.

AND

The Transferees are desirous of acquiring the said shares and rights of the SAID FLAT PREMISES with all deposits and contributions made by the Transferor with various local authorities including Tata Power Company Ltd. or/ Reliance Energy Ltd., for the beneficial enjoyment and occupation of the SAID FLAT PREMISES.

AND

The Transferor has agreed to transfer the said Shares and rights of the SAID FLAT PREMISES and hand over peaceful vacant possession of the SAID FLAT PREMISES to the Transferees at and for the total consideration of Rs. 35,50,000/- (Rupees Thirty Five Lakh Fifty Thousand Only) together with all deposits and consideration made by the Transferor either through the said Society and with all other various local authorities for the beneficial enjoyment and occupation of the SAID FLAT PREMISES.



AND

The Transferees have agreed to purchase the said shares and rights of the SAID FLAT PREMISES at and for the total consideration as aforesaid and together with all deposits and consideration made by the Transferor through the said Society and to get the membership of the said society and the said shares transferred in their name with permanent right of use and occupation of the SAID FLAT PREMISES.

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*Ranjan Salba*

Now This Agreement For Sale Witnesseth As Follows:

1) The Transferor shall sell, assign and transfer to the Transferees their rights, title and interest in respect of the said Flat together with all the said shares and deposits and benefits thereof to the Transferees at and for the total consideration of Rs. 35,50,000/- (Rupees Thirty Five Lakh Fifty Thousand Only) and the Transferees shall pay to the Transferor entire amount of a consideration of Rs. 35,50,000/- (Rupees Thirty Five Lakh Thousand Only) in the following manners:

a) Rs. 50,000/- (Rupees Fifty Thousand Only), The Transferees have paid the Transferor on/or before execution hercof as each money/token amount out of the total sale consideration amount.



Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), The Transferees shall have paid to the Transferor on/or before \_\_\_\_\_ as amount out of the total sale consideration amount.

Rs. 35,00,000/- (Rupees Thirty Five Lakh Only), The Transferees shall pay the Transferor within 15 days from the date of execution

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this Agreement for sale, i.e., on/or before \_\_\_\_\_ balance Full & Final amount out of the total consideration amount /or through housing loan scheme of Bank or any other financial institution.

The Transferor hereby admits and acknowledge to have received the said sum of Rs. 50,000/- (Rupees Fifty Thousand Only) being earnest money/token amount/part amount of the agreement.

*BR*  
*Shantanu*  
*Solanki*

: THE SCHEDULE OF THE FLAT PREMISES REFERRED TO:

Flat No. 004, admeasuring 278 Square feet Carpet area, equivalent to 31.00 Square Meters Built up area, On the Ground Floor, in Bldg No. 5, of building known as SOLITAIRE-I, and the society known as SOLITAIRE-I Co-operative Housing Society Limited, Situated At Poonam Garden, Opp. S. K. Stone, Mira road (E), Dist: Thane - 401 107, on all that piece or parcel of land or Ground lying being and situated at Village Navghar in Taluka and District Thane within the limits of Mira Bhayander Municipal Corporation and in the registration district and sub-district of Thane and bearing Old Survey No. 479/7, 453, 454/1 & 2, 472/1, New Survey no. 151/7, 149/P, 148/1&2, 147/1

*The Said Building consists of Ground + 7 upper floors, with lift*

*[Signature]*

*[Signature]*

*Salba*



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# मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

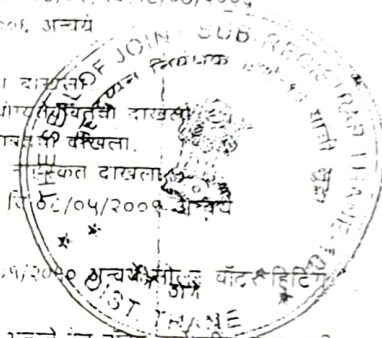
## MIRA BHAYANDAR MUNICIPAL CORPORATION

स. हरिरागांधी भवन, उमगाती शिवाजी महाराज मार्ग भाईंदर (प.), ता. जि. ठाणे. ४०१ २०१

मनपा/नर/५२३/०८-१०

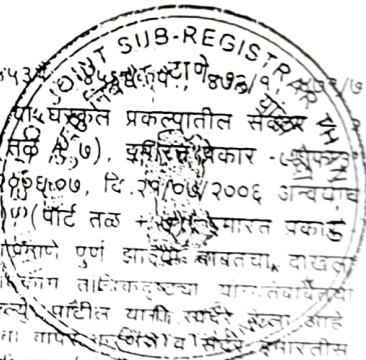
दिनांक २६/३/२०१०

- वाचले - १. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.०५/०३/२०१० चा दाखला अर्ज.
- २. मे. सखम प्राधिकारी नागरी संकुलन ठाणे यांचे कडील आदेश क्र. यु एल.सी./एटीपी/डब्ल्यु.एस.एच.एस.-२०/एस.आर.-११०१, दि.११/०८/२०००, एसआर-११०५, दि.१३/०२/२००७, एसआर-१०१४, दि.०८/०६/२००० ची मंजूरी व मुदत १०/२००६/७३८/नाजकचा-२, दि.१२/०७/२००६ अन्वये मुदतवाढ
- ३. मे. जिल्हापि ठाणे, यांचेकडील आदेश क्र. महसूल/क-१/टे-१ एन.सी./एसआर-२२४/०२, दि.१८/०७/२००६
- ४. मिरा भाईंदर महानगरपालिका पत्र क्र. मनपा/नर/१२५८/२००६-०६, दि.२२/०७/२००६ अन्वये सुधारीत बांधकाम परवानगी
- ५. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.२६/०२/२०१० अन्वये इमारतीचे बांधकाम यासोन्नतचा दाखला
- ६. मे. आर.जे. आशर यांचा दि.०६/०८/२००८ चा इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेचे दाखला
- ७. श्री. रमाकांत डब्ल्यु. पाटील यांचे दि.१५/०७/२००८ अन्वये इमारतीचे बांधकाम यासोन्नतचा दाखला
- ८. अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/२१/०९-१०, दि.०७/०७/०९ अन्वये तांत्रिकतः दाखला
- ९. उद्यान व वृक्षप्राधिकरण विभागाकडील पत्र क्र. मनपा/वृ.प्र./०८/२००९-१०, दि.०८/०५/२००९ अन्वये नाहरकत दाखला.
- १०. सार्वजनिक बांधकाम विभागाकडील पत्र क्र.मनपा/साबा/७०८३/२००९-१०, दि.२०/०९/२००९ अन्वये सिव्हील व्यवस्थितरित्या बसविल्याबाबतचा दाखला.
- ११. पाणीपुरवठा विभागाकडील पत्र क्र. मनपा/पापु/९८८/२००९-१०, दि.०७/१२/२००९ अन्वये रन वाटर हव्येसिने प्रकल्पाची उभारणी केल्याबाबतचा दाखला.



### // भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर, स.क्र. ४५३ (जुना), १४१/१, १४८/१, १४७/१, १५१/७ (नविन) येथील प्रस्तावित "पुनर्गर्दीन" बांधकाम प्रकल्पातील संकुल मधील (वास्तुविशारद प्रस्तावित "रॉलिटेअर-१"), इमारत प्रकार - 'ई-३' (संख्या - १) (संख्या - १), (पार्ट तळ + ७) या स्वरूपाचे बांधकाम पत्र क्र. मिभा/मनपा/नर/१२५८/२००६-०७, दि.२१/०७/२००६ अन्वये इमारत प्रकार - 'ई-४' (संख्या - १) (तळ + ७), इमारत प्रकार - 'एफ-२' (संख्या - १) (पार्ट तळ + ७) या इमारतीचे बांधकाम यासोन्नतचा AS/पाणी मर्यादितपणे पूर्ण झालेला बाबतचा, दाखला वास्तुविशारद मे. अविनाश म्हात्रे अॅन्ड असो. यांनी शार कला आणि इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेचे दाखला मे. आर.जे. आशर यांनी व इमारतीचे परवानग्याबाबतचा दाखला श्री. रमाकांत डब्ल्यु. पाटील यांनी स्वधरे केला आहे यासंदर्भात सहाय्य क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त बांधकाम प्रकल्प या बाबत अर्जाची चौकशी इमारतीस कनेक्शन मिळेलच याची हमी महानगरपालिका येथे नाही. शहराचा बांधकाम पत्रक्रमाचा मंजूर नकारानुसंगे वापर व मजूर क्षेत्राच्या मर्यादित आहे



- प्रत - १) विकासक
- २) कर विभाग
- ३) अतिक्रमण विभाग



आयुक्त

मिरा भाईंदर महानगरपालिका

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20/02/2018

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दस्त क्रमांक 1515/2018

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## गावाचे नाव : 1) नवघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3550000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2476900
(4) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईंदर मनगा इतर वर्णन : इतर माहिती: मीने-नवघर वार्ड-बी, विभाग-11/40, जुना सर्वे नं. 479/7, 453, 454/1 आणि 2, 472/1, नवीन सर्वे नं. 151/7, 149/प, 148/1 आणि 2, 147/1, क्षेत्रफळ 31.00 चौ. मि. वि. अय. मदनिका क्र. 004, बिल्डींग नं. 5 मॉन्टिटर-1, मॉन्टिटर-1 को ऑप. ही मोगा. वि. पूनम गार्डन, एस. के. स्टोनच्या ममोर, रोड नं. मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401107 ( Survey Number : जुना सर्वे नं. 479/7, 453, 454/1 आणि 2, 472/1, नवीन सर्वे नं. 151/7, 149/प, 148/1 आणि 2, 147/1. )
(5) क्षेत्रफळ	1) 31.00 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:- भायली इ. नु. रोडिक -- वय:- 44; पत्ता:- प्लॉट नं: 004, बिल्डींग नं. 5, माळा नं. इमारतीचे नाव: अश्विनी, ब्लॉक नं: पूनम गार्डन, एस. के. स्टोनच्या ममोर, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 401107 पॅन नं:- AHBPR9232K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- तन्मय शिंदे -- वय:- 22; पत्ता:- प्लॉट नं: 503/बी, माळा नं: पाचवा मजला, इमारतीचे नाव: आशीर्वाद, ब्लॉक नं: पूनम सागर कॉम्प्लेक्स, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:- 401107 पॅन नं:- BMQPG9465E 2): नाव:- सविता कुमारी -- वय:- 46; पत्ता:- प्लॉट नं: 503/बी, माळा नं: पाचवा मजला, इमारतीचे नाव: आशीर्वाद-1, ब्लॉक नं: पूनम सागर कॉम्प्लेक्स, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, THANE पिन कोड:- 401107 पॅन नं:- AVEPK0195P
(9) दस्तऐवज करून दिल्याचा दिनांक	20/02/2018
(10) दस्त नोंदणी केल्याचा दिनांक	20/02/2018
(11) अनुक्रमांक, खड व पृष्ठ	1515/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	213000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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