

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 19<sup>th</sup> day of June, 2018.

### BETWEEN

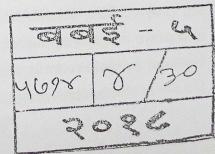
MR. RAJMANI R. MISHRA aged about 72 years, an adult, Indian Inhabitant, presently residing at Flat no. 205, 2<sup>nd</sup> Floor, Prafullaban Cooperative Housing Society Ltd., D. L. Vaidya Road, Dadar (West), Mumbai – 400 028, hereinafter called and referred to as the "TRANSFEROR" (Which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART;

### AND

MR. RAJESH TIMMAL YADAV, aged about 39 years and MRS. GEETA RAJESH YADAV aged about 37 years, Indian Inhabitants, presently residing at Room No. 12, Upendra Nagar, Patra Shed, Senapati Bapat Marg, Dadar (West), Mumbai – 400 028, hereinafter called and referred to as the "TRANSFEREES" (Which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART;

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### WHEREAS-

a) Prafullaban Co-operative Housing Society (therein referred to as "the said Proposed Society") was formed by the lawful tenants / occupants of the plot of land bearing C. S. No.168 and Final Plot No.162 (Mahim Area), D. L. Vaidya Road, Dadar, Mumbai – 400028 admeasuring about 2015 sq. mtrs. equivalent to about 2,410 sq. yards which was originally owned by Shri. Miranda and known as 'Miranda Wadi' which has been acquired by the Bombay Municipal Corporation for the Town Planning Scheme IV and is reserved for the Municipal Primary School proposed to be constructed thereon together with building / structure standing thereon hereinafter together referred as "the said property' for the sake of brevity which is occupied by the tenants / members.

The said Proposed Society/ had been formed for the purpose of securing the plot of land for developing the same by constructing building / buildings thereon for housing of the existing Tenants / Declarate who are the members of the society and for construction of the Municipal Primary School (Proposed) in accordance with the professions of the administrative guidelines for implementation of Reconstruction / Redevelopment Schemes under Regulation No.33

(7) of the Development Control Regulations for Greater Bombay of the Municipal Corporation of Greater Mumbai, as approved by the Government of Maharashtra in the Urban Development Department under No.TPB-4394/2535/CR-427UD-1 dated 14<sup>th</sup>

November, 1994.

4607

The said Proposed Society had decided for going to redevelopment of the said Property and then they had appointed to the Developer viz. M/s. Ashtavinayak Developers for redevelopment/ construction of proposed new building on the said property.

MR. RAJMANI R. MISHRA, the TRANSFEROR herein, was a lawful tenant of Room No.G-3, in the said old structure where the said room is situated having address at D. L. Vaidya Road, Dadar, Mumbai – 400028 (hereinafter referred to as the said "old

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- Subsequently the said Developers had allotted and handed over h) possession of the Residential Flat No. 205 to the said Tenant / Occupant viz. MR. RAJMANI R. MISHRA vide Possession Letter dated 31/01/2006.
- All the Flat occupants in the said new building and named as i) "PRAFULLABAN" have registered Co-operative Housing Society in the name of "Prafullaban Co-operative Housing Society Ltd." under the Maharashtra Co-operative Societies Act, 1960 having its registration No. MUM/WGN/HSG/(T.C.)/8338/2003 (hereinafter referred to as "the said Society").
- The said Society has issued 5 (five) fully paid up shares of Rs.50/j) each bearing distinctive nos. 131 to 135 (both inclusive) under Share Certificate bearing No. 027 Dated 20th February, 2013 in respect of the Flat bearing No. 205 (hereinafter referred to as "the said Shares") in favour of MR. RAJMANI R. MISHRA, the Transferor herein.
- Thus, MR. RAJMANI R. MISHRA the TRANSFEROR herein is k) seized, possessed and sufficiently entitled to with good and legal title and ownership right of Flat No.205 admeasuring about 300 sq. ft. Carpet equivalent to 33.45 sq. mtr. Built area, on the 2<sup>nd</sup> Floor, in the building of the society known as Prafullaban Co-operative Housing Society Ltd., situated at D. L. Vaidya Road, Dadar (West), GISTO 400028 lying and being at plot of land bearing C. S. No. 168 and Emal Flot NO.162 TPS IV of Mahim Division( hereinafter ferred that said Flat") alongwith the abovementioned said he is in exclusive use, occupation and possession

\* MUMBA The TRANSFEROR hereby further declares that no other person or 1) persons or any other legal heirs are entitled to any right, title and

thereof in the capacity of absolute sole owner thereof.

interest in the said Flat and said Shares.

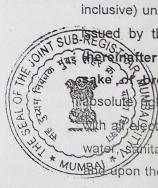
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### NOW THEREFOR

The TRANS hereby agree about 300 sc 2<sup>nd</sup> Floor, in operative Ho (West), Murr S. No. 168 more particu the sale the claim and de society into shares of R



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- The TRANSFEROR hereto is paying maintenance charges and m) outgoings regularly in respect of the said Flat and has paid all outgoings up to date.
- The TRANSFEROR is desirous of selling, transferring, conveying n) and disposing the said Flat on ownership basis and on terms and conditions mentioned hereunder alongwith said Shares for a consideration of Rs.95,00,000/- (Rupees Ninety Five Lakhs Only) and The TRANSFEREES are ready to purchase the same on certain terms and conditions mutually agreed by and between the parties and the parties have hereunto reduced the same and withing which are as under.

NOW THEREFORE THESE PRESENTS WITNESSETH AS UN

The TRANSFEROR hereby agrees to sell and the TRANSFEREES 1. hereby agrees to purchase and acquire the Flat No.205 admeasuring about 300 sq. ft. Carpet equivalent to 33.45 sq. mtr. Built area, on the Floor, in the building of the society known as Prafullaban Cooperative Housing Society Ltd., situated at D. L. Vaidya Road, Dadar (West), Mumbai - 400028 lying and being at plot of land bearing C. S. No. 168 and Final Plot NO.162 TPS IV of Mahim Division and more particularly described in schedule written herein as incidental to the sale thereof all the beneficial rights, title and interest, property claim and demand of the TRANSFEROR as a member of the said society into and upon the said Flat TOGETHER WITH 5 (Five) shares of Rs.50/- each bearing distinctive nos. 131 to 135 (both inclusive) under Share Certificate No. 027 dated 20th February, 2013

ssued by the Prafullaban Co-Operative Housing Society Limited thereimetter referred to as "the said Flat and said shares" for the ake drevity) AND ALSO together with the permanent and posolute that of use and occupation thereof AND ALSO together th a departical, gas pipeline along with meter, allotted to said Flat, water, sanitary installations and fittings and all rights and claims on MUMBAL upon the sinking fund of the said society relating to the said Flat "AS IT IS BASIS" at or for a total consideration of Rs.95,00,000/-(Rupees Ninety Five Lakhs Only) inclusive of all costs, charges, taxes and/ or charges as applicable by the state government, central 2. yadan

G. R. yadav.

government, any competent authority, any local bodies and the amount standing to the credit of THE TRANSFEROR in respect of the said Flat. The said consideration which is partly paid and the balance will be paid by THE TRANSFEREES to THE TRANSFEROR and in the manner appearing hereunder.

### PAYMENT SCHEDULE

A. On or before execution of these presents the TRANSFERES has already paid to the TRANSFEROR, a sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) as and by way of part consideration, (the payment and receipt whereof the TRANSFEROR doth hereby admit and acknowledge) as shown at Receipt clause at the foot of the document.

It is agreed between the parties hereto that the TRANSFIEREES shall pay the net balance consideration of Rs. 69,05,000/- (Rupees Sixty Nine Lakhs Five Thousand Only) (after deduction of 1% TDS i.e. Rs.95,000/- Rupees Ninety Five Thousand Only) on the total consideration of Rs. 95,00,000/- (Rupees Ninety Five Laths Only) through bank/housing loan within 45 days from the date of registration of this Agreement for sale and after the receipt of the said balance consideration immediately i.e. on the same day the TRANSFEROR shall hand over the lawful vacant, occupiable and peaceful, physical possession of the said Flat to the TRANSFEREES.

The TRANSFEREES has already deducted TDS amount i.e. Rs. 25 (00) (Rupe is Ninety Five Thousand Only) on the amount of total consideration and they shall pay the said TDS AMOUNT with the Income Tax department in the name of the TRANSFEROR within 30 days from the date of registration and the TRANSFEREES shall handover the said TDS Certificate/acknowledgment to the TRANSFEROR.

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## THE SCHEDULE OF THE PROPERTY

Flat No.205 admeasuring about 300 sq. ft. Carpet equivalent to 33.45 sq. mtr. Built area, on the 2<sup>nd</sup> Floor, in the building of the society known as Prafullaban Co-operative Housing Society Ltd., situated at D. L. Vaidya Road, Dadar (West), Mumbai – 400028 lying and being at plot of land bearing C. S. No. 168 and Final Plot NO.162 TPS IV of Mahim Division within the Registration District of Mumbai City and Mumbai Suburban. The society's building was constructed in the year 2006 consists of Ground plus 6th upper floors with lift.

TOGETHER WITH 5 (five) shares of Rs.50/- each bearing distinctive nos.

131 to 135 (both inclusive) under Share Certificate No. 027 dated 20<sup>th</sup>

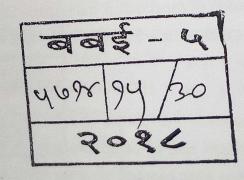
February, 2013 issued by the Prafullaben Co-Operative Housing Society

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G. P. Yadav.





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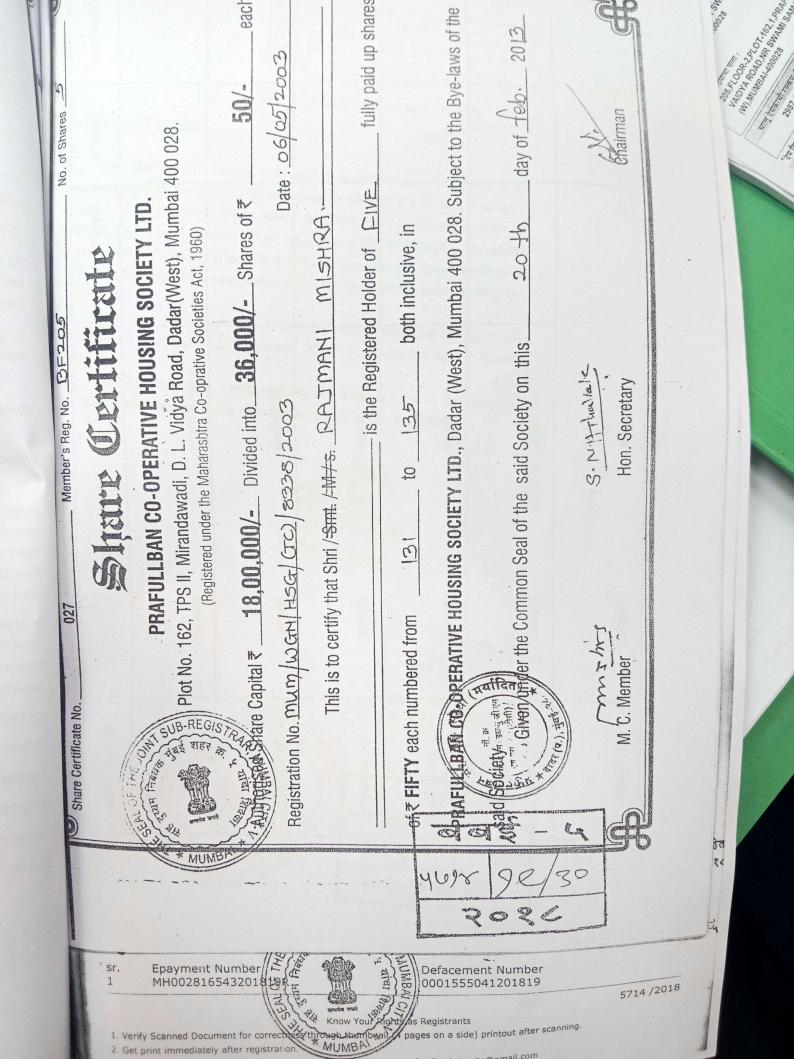
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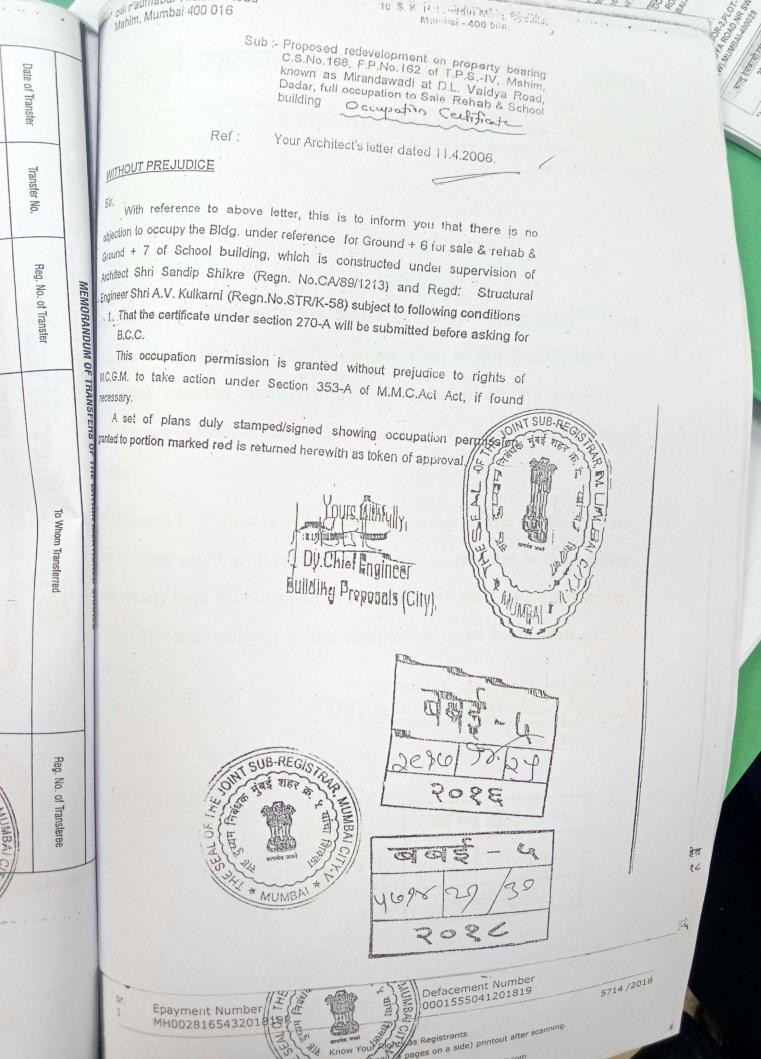
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Mahim, Mumbai 400 016 TO S. R. 14 11 . reddin making the cities. Murdial - 400 908. Sub:- Proposed redevelopment on property bearing C.S.No.168, F.P.No.162 of T.P.S.-IV, Mahim, Date of Transfer known as Mirandawadi at D.L. Vaidya Road. Dadar, full occupation to Sale Rehab & School Occupation Certificate Your Architect's letter dated 11.4.2006. Ref: WITHOUT PREJUDICE Transfer No. With reference to above letter, this is to inform you that there is no objection to occupy the Bldg. under reference for Ground + 6 for sale & rehab & Ground + 7 of School building, which is constructed under supervision of Architect Shri Sandip Shikre (Regn. No.CA/89/1213) and Regd: Structural Reg. No. of Transfer Engineer Shri A.V. Kulkarni (Regn.No.STR/K-58) subject to following conditions MEMORANDUM OF TRANSFERS 1. That the certificate under section 270-A will be submitted before asking for This occupation permission is granted without prejudice to rights of MCG.M. to take action under Section 353-A of M.M.C.Act Act, if found A set of plans duly stamped/signed showing occupation permission is returned herewith as token of approval. ganted to portion marked red is returned herewith as token of approval To Whom Transferred Building Proposals (City), Reg. No. of Transferee हेरा Defacement Number 0001555041201819 Epayment Number MH002816543201 rintout after scanning





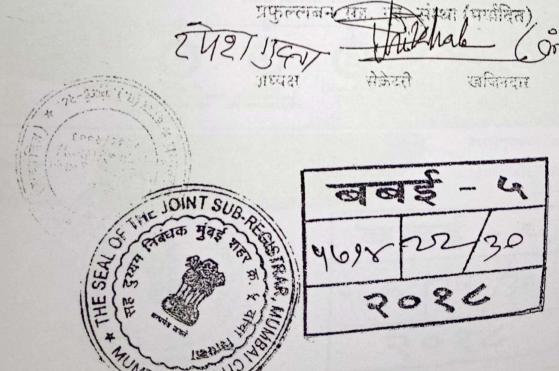
# प्रफुल्लबन सहकारी गृहिनमाण संस्था (मर्यादित)

नोंवणी क्र. एमयुएम / डब्ल्युजीएन / एबएसजी / (टीसी) / ८३३८ / २००३

एफ.पी.क्र.१६२, कॅडॅस्ट्रल सर्वे नं. २४८ आणि २५१, माहीम डिव्हिजन, मिरांडावाडी, टीपीएस - ५, डी.एल.वैद्य रोड, दादर (पश्चिम), मुंबई ४०० ०२८. Date 10/04/2018.

Rajmani R. Mishra is the owner of Flat No. 205 on 2nd Floor admeasuring about 300 sq. ft. Carpet area, in the Prafullaban Co-Operative Housing Society Ltd., the building of the society is constructed in the year 2006 and situated at C. S. No. 168 of village Mahim

M. Rajmani R. Mishra is the bonafide member of the society. There me no dues pending in request of the above said flat in the society and society have no objection to transfer / sell the Flat No 205 to Mr. Rajesh T. Yadav subject to the completion of all formalities of the Society.



Defacement Number al Phila

5714 /2018



19/06/2018

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दय्यम निबंधक : सह दू.नि.मुंबई शहर 5

दस्त क्रमांक : 5714/2018

नोदंणी: Regn:63m

### गावाचे नाव: माहिम

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

9500000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

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(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 205, माळा नं: दुसरा मजला, इमारतीचे नाव: प्रफुल्लंबन को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: डी एल वैद्य रोड मुंबई 400028( ( C.T.S. Number : 168 ; Final Plot Number: 162 TPS IV;))

(5) क्षेत्रफळ

1) 33.45 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायाल्याचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व

1): नाव:-राजमणी आर मिश्रा वय:-72; पत्ता:-प्लॉट नं: 205, माळा नं: दुसरा मंजला , इमारतीचे नाव: प्रफुल्लंबन को ऑप हौसिंग सोसायटी लि , ब्लॉक नं: दादर पश्चिम मुंबई , रोड नं: डी एल वैद्य रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-AFIPM5028H

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-राजेश टिम्मल यादव वय:-39; पत्ता:-12, -, उपेंद्र नगर पत्रा शेड , दादर पश्चिम मुंबई , सेनापती बापट्र मार्ग , भवानी शंकर न्ड , MAHARASHTRA, MUMBAI . Non-Government. पिन कोड:-400028 पॅन नं:-AAPPY5798J 2): नाव:-गीता राजेश यादव वय:-37; पत्ता:-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: उपेंद्र नगर पत्रा शेंड , ब्लॉक नं: दांदर पश्चिम , रोड नं: सेनापती बापट मार्ग ,

महाराष्ट्र, मुम्बई. पिन कोड:-400028 पॅन नं:-

(9) दस्तऐवज करुन दिल्याचा दिनांक

19/06/2018

(10)दस्त नोंदणी केल्याचा दिनांक

19/06/2018

(11) अनुक्रमांक, खंड व पृष्ठ

5714/2018

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

475000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

Share Certificate No.

027

Member's Reg. No. BF205

No. of Shares \_5

# Share Certificate

### PRAFULLBAN CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 162, TPS II, Mirandawadi, D. L. Vidya Road, Dadar (West), Mumbai 400 028. (Registered under the Maharashtra Co-oprative Societies Act, 1960)

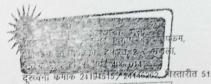
Authorised Share Capital ₹ 18,00,000/- Divided into 36,000/- Shares of ₹ 50/- each
Registration No. <u>Mum/wGH/H5G/(TC)</u> 8338/2003 Date: <u>06/05/2003</u>
This is to certify that Shri / Smt. / M/s. RAJMANI MISHRA.
is the Registered Holder of <u>FIVE</u> fully paid up shares
of ₹ FIFTY each numbered from 131 to 135 both inclusive, in
PRAFULLBAN CO-OPERATIVE HOUSING SOCIETY LTD., Dadar (West), Mumbai 400 028. Subject to the Bye-laws of the
said Society, Given under the Common Seal of the said Society on this 20 Hb day of feb. 2013
mih sold Rd. & S. N. 13 Thailale (2)
M. C. Member Hon. Secretary Chairman

		MEMORANDUM O	F TRANSFERS OF THE WITHIN MENTIONED SHARES	
Date of Transfer	Transfer No.	Reg. No. of Transfer	To Whom Transferred	Reg No. of Transferee
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			M. C. Member Chairmen	Hon. Secretary
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			M. C. Member Chairmen	Hon. Secretary



### बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका) बेस्ट भवन, पो.बॉ.न. १९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४००००१



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माहीम माहीम बरास्थानक, मुं गोखले रोड माहीम संग्राही केंद्र 3	वई 400 016. एमर हिंद मंडळ पोतंगिज चर्च		NEFT / RT	GS Additional Se	ecurity Deposit Payment ( IDFC Firs	(Rank)		305	Oct-22	
भूबई 400028	मर १६द मंडळ पातुगिज चंच		ne m	aa i ianinai (ai	serial nebasic calinour line at the	( Dally)	-	. 279	Sep-22	
			() Nome of ()		. Deal Hadadallia	-	-	266	Aug-22	
			1) Name of B		: Best Undertaking	South Chapter		2000		
			2) Beneficiary	Account Namoes	: BESTDxxxxxxx(x=9 digit Consu		्युनिटस वा	पर(kWh)		
			3) Bank Name		: IDFC First Bank Ltd, Chennai, R K	Sairal.				
			4) IFSC Code		: IDFB0080101	J	ul-23		356	
***************************************		***************************************				L	ul-22		288	
				NEFT / RTGS E	ectricity Bill Payment (SBI)			- CARAGO	ANGENIE I	
001	11									
1	कृपया फसव्या सदेशा पासून सा	त्रध रही.	1) Name of Be		: Best Undertaking					
/	, ,	,	2) Beneficiary	Account Number	: BESTEBooocoox(x=9 digit Cons	umer No.)			A SERVICE OF THE PERSON OF THE	
विसास शेख	बेस्ट फक्त BEST SM वरुनच संदेश	पाठवते	3) Bank Name		: STATE BANK OF INDIA, MAIN BR			经证据的		
विद्यादा शस्त्र	אוט זואוו טבטו טווו אוויוא אוף	IIPVIF	O DOUR HOUR	and Digital	. OTHER DAME OF HADIN WHILE BE	MIUI		POTENTA	19.28.49.A.	

वस्टिफेक्त BEST SM वरुनच सद्शा पाठवत. मुख्य अभियंता ग्राहक सेवा 4) IFSC Code

: STATE BANK OF INDIA, MAIN BRANCH 3) Bank Name and Branch : SBIN0000300



Scan this QR code for Payment through UPI Appa. एकत्रित सुद्रांक शुल्क सुद्रांक शिल्क सुद्रांक किलानात शरणा केल्याबद्दलचा आवेश क्र.सुद्रांक शुल्क क्र.CSD/५४१/(वैंधता कालावधी विजांक १५,१२,२०२२ ते १४,१२,२०२४)/५३४०, विजांक - १६,१२,२०२२.



क्रॉस केलेला धनादेश \*\*/ डिमोड ड्राफ्ट वेस्ट ग्राहक क्र. 618-659-006\*7 च्या नावाने काढावा. BEST UNDERTAKING PAYMENT SUP

विभाग/प्रभाग/चक्र.	THE RESIDENCE OF THE PARTY OF T	-	iain aisiai.	
ापमागा प्रमागा धक्र.	ग्राहक क्र.	देयक दिनांक	देय दिनांक	देवकाची खकम र
NORTH/GN/05	618-659-006*7	0710710000	31/07/2023	5400.00
If you have naid ar	2420.51	-Landa balanda		

please bring the paid bill and pay Rs. 2987.46

618\_006\_022

Ref No: 1427 - 3946 165050

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J		

HLSE

HLSM

HLCM

ABHISHEK PANDEY

ROHAN RAUT

PREM GIRI

Code
No.
File
Ref No.
8422036568 PANDEYABHISHEK1122@GMAIL.COM
8097138369 ROHAN.RAUT@SBICAPSEC.COM
9321071557

HLQM NEHA				
LOS Number	*			
CRM ID				
Branch Name	PORTUGGSE CHURCH DADAR			
Branch Code	30355			
Source Type	(GLP			
CIF ID				
Applicant Name	RAJECH YADAY			
Co-Applicant Name	CGETO YPDOV			
Date of Birth	10103/1338			
Pan Card Number	DPPPYSAGET			
Bank Account Number	22384414010006500			
E-mail ID	AYUCH UPDPV & 216 @ CMPIL. com			
Mobile No.	9082943839			
Loan Amount & Interest Rate	43,00,0001-(7,0)+ 5(100,000 (7,010)			
Tenure	300 MONING			
Connector Name & Code	CCLE			
Proposal Type	TOILE ON GR A 70PUP			
Property Final: Yes / No	YES			
RACPC	SION			
RBO	SION			