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## AGREEMENT FOR SALE

This Article of Sale Agreement is made and entered into at Mumbai on this 03<sup>rd</sup> Day of August 2023.

### BETWEEN

1) MR. ANANT TUKARAM SANGLE, aged 70 years, Pan No.EMPPS7463L and 2) MRS. ARUNA ANANT SANGLE, aged 57 years, Pan No.MXYPS5129K, both of Mumbai Indian Inhabitants, residing at Flat No.401, 4<sup>th</sup> Floor, "A" Wing, Gajanan Colony, Shri. Gajanan Co-operative Housing Ltd., Shastri Nagar, Dharavi, Mumbai-400 017., hereinafter called "TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, executors and administrators) of the ONE PART :

### AND

1) MRS. JAYASHREE GANESH SONAWANE, aged 44 years, Pan No. IMCPS6223P and 2) MR. GANESH PARSHURAM SONAWANE, aged 49 years, Pan No. BAIPS5830B, both of Mumbai

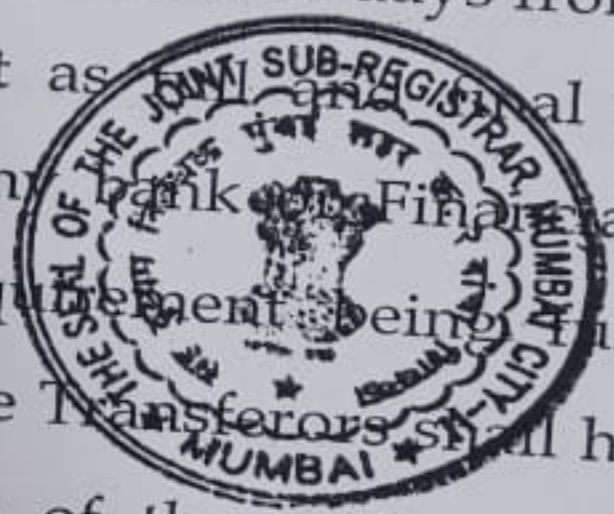
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lump sum price of Rs.34,00,000/- (Rupees : Thirty Four Lakhs only).

2. The Transferees have paid to the Transferors a sum of Rs.7,00,000/- (Rupees Seven Lakhs only) being part of consideration amount for the sale of the said flat premises as agreed between the parties Rs.5,00,000/- (Rupees Five Lakhs only) by Cheque No.11198 dated 13/07/2023 drawn on Axis Bank and Rs.2,00,000/- (Rupees Two Lakhs only) by Cheque No.401544 dated 31/07/2023 drawn on Axis Bank as Earnest Money / part payment as agreed by and between the parties and vendors /Transferors have acknowledged the receipt of the same.

3. It is further agreed by and between the parties that the balance amount of Rs.27,00,000/-(Rupees Twenty Seven Lakhs only) being the full & final payment of purchase consideration amount, shall be paid by the Transferees with in 45 days from the date of Registration of this Agreement as ~~and~~ <sup>by</sup> availing Housing Loan from any bank or financial institution fully or partly as per his requirement being full and final payment as mentioned above the Transferors shall handover the vacant and peaceful possession of the said Flat immediately thereafter simultaneously to the Transferees on receipt of full & final payment.



34,00,000/-		
34,00,000/-	0	34
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4. The Transferors declare that their shall be fully entitled to sell, transfer and assign the aid Flat property being Flat No.401, 4<sup>th</sup> Floor, "A" Wing, Gajanan Colony, Shri. Gajanan Co-operative Housing Ltd., Shastri Nagar, Dharavi, Mumbai- 400 017. and that



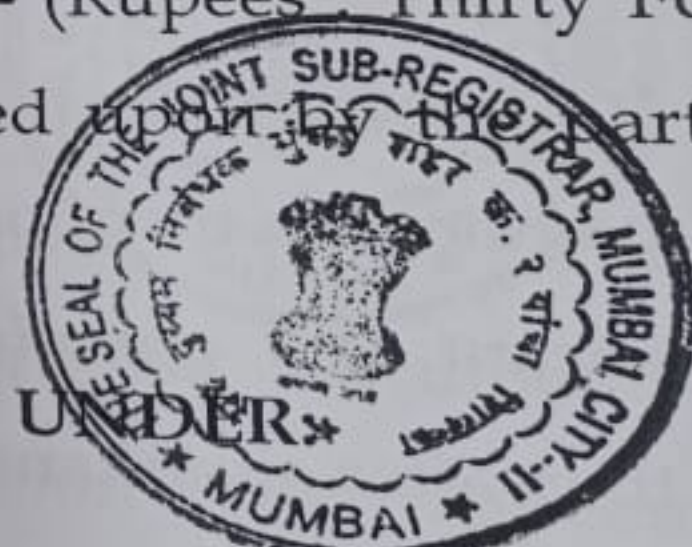
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Now the Transferors are intend to Sale / Transfer the said flat property for valuable consideration, the purchasers are in need of some suitable accommodation permanently for his residence and their come to know the Vendors / Transferors wish of Sale and since their need the residence premises requested him to sale the said premise to them after negotiation The Vendors / Transferors have agreed to transfer, sell, assign the said Flat with all benefits, rights, claims, interest including ownership and membership of society to Purchasers 1) MRS. JAYASHREE GANESH SONAWANE AND 2) MR. GANESH PARSHURAM SONAWANE vide this Agreement for monetary consideration stated as under :

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THIS PARTIES HERETO AS FOLLOWS.

WHEREAS, The Transferors intends to disposed of the said flat property and after negotiation, The Transferors have agreed to sell and the Transferees have agreed to purchase the said Flat property for a total Consideration amount of Rs.34,00,000/- (Rupees : Thirty Four Lakhs only) on the terms & conditions agreed upon by the parties hereto as follows.



NOW THIS INDENTURE WITNESSETH AS UNDER

1. The Transferors have agreed to sell all the rights, title and interest Membership held by their in respect of the Flat No.401, 4<sup>th</sup> Floor, "A" Wing, Gajanan Colony, Shri. Gajanan Co-operative Housing Ltd., Shastri Nagar, Dharavi, Mumbai- 400 017. for

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दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

04/08/2023

दस्त क्रमांक : 15829/2023

नोंदणी :

Regn.63m

गावाचे नाव : धारावी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3400000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	2414159.8
(4) मू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पाणिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: फ्लॉट नं. 401, माळा नं: 4 वा मजला, इमारतीचे नाव: ए व्हिग, गजानन कॉलनी, श्री गजानन को ऑप ही सो लि, ब्लॉक नं: शाखी नगर, रोड: धारावी, मुंबई - 400017 ( ( C.T.S. Number : 426 (Part), 428 (Part), 429 (Part), 431 (Part), 438 (Part), 439 (Part), 440 (Part) and 181 (Part) ; ) )
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- अनंत तुकाराम सांगळे वय:-70; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं. 401, 4 वा मजला, ए व्हिग, श्री गजानन को ऑप ही सो लि, शाखी नगर, धारावी, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-EMPPS7463L 2): नाव:- अरुणा अनंत सांगळे वय:-57; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॉट नं. 401, 4 वा मजला, ए व्हिग, श्री गजानन को ऑप ही सो लि, शाखी नगर, धारावी, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400017 पॅन नं:-MXYP55129K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- जयश्री गणेश सोनवणे वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं. 204, 2 रा मजला, श्री गजानन को ऑप ही सो लि, शाखी नगर, धारावी, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400017 पॅन नं:-IMCPS6223P 2): नाव:- गणेश परशुराम सोनवणे वय:-49; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं. 204, 2 रा मजला, श्री गजानन को ऑप ही सो लि, शाखी नगर, धारावी, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400017 पॅन नं:-BAIPS5830B
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15829/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	204000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) क्षेत्र	



चांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 03/08/2023 ) to Municipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

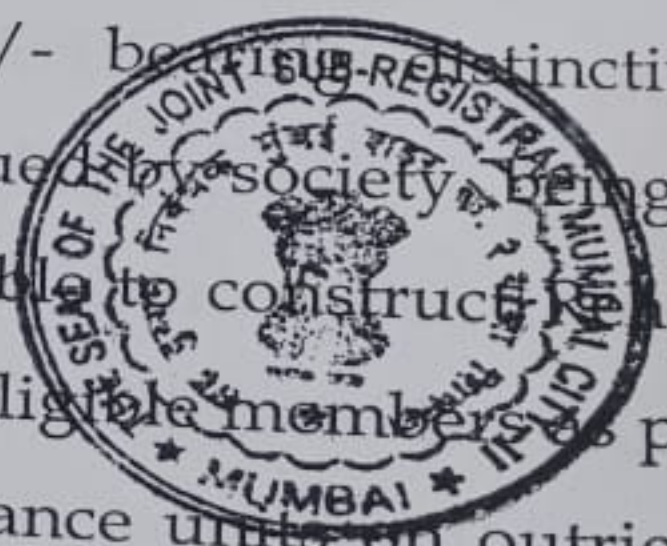



*(Signature)*  
सह. दुय्यम निबंधक  
मुंबई शहर क्र. २


Indian Inhabitants, residing at Room No.204, 2<sup>nd</sup> Floor, Shree Gajanan Colony, Shastri Nagar, Dharavi Cross Road, Dharavi, Mumbai - 400 017., hereinafter called "TRANSFEREES" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, executors and administrators) of the OTHER PART :

**WHEREAS**

The Transferors are the absolute owners and have fully seized and possessed the flat, admeasuring 225 Sq. Feet carpet area i. e. 270 Sq. Feet Built-up area in Flat No.401, 4<sup>th</sup> Floor, "A" Wing, Gajanan Colony, Shri. Gajanan Co-operative Housing Ltd., Shastri Nagar, Dharavi, Mumbai- 400 017. The Developer M/s. forward Construction corporation has developed the said project under SRA Scheme 33 (10) of SHRI GAJANAN CO-OP HSG SOCIETY LTD. which is Registered under Societies Registration Act 1960 vide Registration No.BOM/(W/G/N) HSG/TC/3532/88-89., and Vendors are a eligible Members having 5 Share of Rs.10/- Nos.751 to 760 by Share Certificate No.076 issued Member of the said Society. Developer is eligible and Sale building and allot the Rehab unit for eligible Annexure-II List through Society and sale balance units on outright basis to any person on ownership basis and accordingly the said Flat No.A-401, 4<sup>th</sup> Floor, Gajanan Colony, Shri Gajanan Co-op Hsg Soc Ltd., "A" Wing, Constructed and allotted Vendors i. e. MR. ANANT TUKARAM SANGLE AND 2) MRS. ARUNA ANANT SANGLE on ownership basis (hereinafter referred to as "the said flat") more particularly described in the schedule here below.



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