



सूची क्र.2

दुय्यम निबंधक : दु.नि. वसई 1

28/07/2023

दस्त क्रमांक : 10107/2023

नोंदणी :

Regn:63m

गावाचे नाव : दिवाणमान

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2700000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने तमुद करावे)	1918000
(4) धू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे दिवाणमान, तालुका वसई, जिल्हा पालघर येथील सर्वे नं. 14, हिस्सा नं. 2 या जमीन मिळकतीवर बांधण्यात आलेले श्री लक्ष्मण को. हौ. सो. लि. या विल्डींग मधील सदनिका नं. 102, पहिला मजला, जी विंग, ज्याचे एकूण क्षेत्र 300 चौ. फुट (कारपेट) म्हणजेच 360 चौ. फुट (बिल्ट अप) हि मिळकत ((Survey Number : सर्वे नं. 14, हिस्सा नं. 2 ;))
(5) क्षेत्रफळ	1) 360 चौ.फुट
(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:- शाजी थॉमस -- वय:-48; पत्ता:- प्लॉट नं:-, माळा नं: पहिला मजला, जी विंग, इमारतीचे नाव: श्री लक्ष्मण को. हौ. सो. लि., ब्लॉक नं: सदनिका नं. 102, रोड नं: दिवाणमान, वसई पश्चिम, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AGAPT5039N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अतुल बच्चुलाल जैस्वाल -- वय:-29; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- 69, एस.व्ही.पी. नगर, सेन्ट्रल रेल्वे कॉलोनी माडुंगा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:- BJAPJ3737P
(9) दस्तऐवज करून दिल्याचा दिनांक	28/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	28/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10107/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	189000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

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This Agreement for sale has been executed in Vasai the property is situated at Vasai and the payment are made in Vasai hence it is subject to Jurisdiction of Vasai Court of Law.

SCHEDULE OF PROPERTY

All that self contained flat bearing Flat No.102, G-WING, on the First floor, having carpet area 300 sq.ft equivalent to 360 sq.ft. built up area sq.ft. named as Shri Laxman Co-op. Hsg. Soc. Ltd." situated at 100 feet Road, Dewanman, Vasai (W), Dist. Palghar 401 202, standing on N.A. Plot, land bearing Survey No.14 Hissa No-2 of Village Diwanman, Taluka Vasai, Dist. Palghar within the limits of Vasai-Virar Shahar Maha Nagar Palika, Sub-registrar Vasai Dist. Palghar.

IN WITNESS OF the parties hereto have hereunto set and subscribed heir respective hands to these present on the day and the year first herein above mentioned.

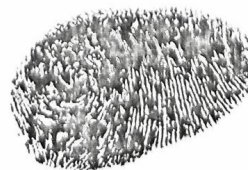
SIGNED AND DELIVERED

By the within named Vendor/Transferor,



Mr.SHAJI THOMAS :-

(PAN NO-AGAPT5039N)



SIGNED AND DELIVERED

By

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT MADE AT VASAI this 28th day of July 2023 between **Mr.SHAJI THOMAS** aged 48 years adults Indian inhabitants having address at Flat No.102, First floor, G- wing, Shri Laxman co-op-hsg.soc.ltd, 100 Feet road, Diwanman, Vasai (w) 401202 Hereinafter called "VENDORS / TRANSFERORS"(Which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include his / her / their Heirs, Executors, Administrators, and or Assigns) of the FIRST PART

AND

Mr.ATUL BACHCHULAL JAISWAL, aged 30 years adult Indian inhabitants having address at 69 s, V.P Nagar,Central Railway Colony Matunga ,VTC, Matunga,Mumbai-400069 hereinafter referred to as the "PURCHASERS / TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include his / her / Legal Heirs, Executors, Administrators and or Assigns) OF THE SECOND PART.

[Handwritten Signature]

[Handwritten Signature]



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WHEREAS THE

Vendors / Transferors is sole exclusive and absolute owners of Flat No.102, First floor, G-wing, Shri Laxman co-op. Hsg.Soc.Ltd ,100 Feet Road, Dewanman,Vasai (west) 401 202 duly registered No. TNA(VSI)/HSG/(TC)8276/1996/1997 Dated 19/08/1996 and share certificate No.94 distinction numbers from 466 to 470 (both inclusive) situated at Dewanman ,Taluka Vasai Dist Palghar 401 202 on N.A.Plot of land bearing Survey No-14 ,Hissa No-2 ,referred to as the(said flat premise)for brevity's sake.

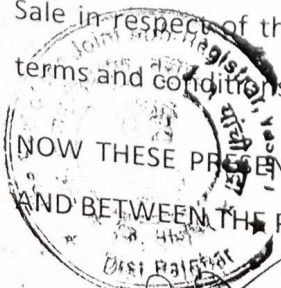
AND WHEREAS by Agreement for sale dated 19/05/2004 and registered vide No.Vasai-1-02800-2004 the present Transferor had purchased said flat from MR.MADATALI ABDUL SUTAR

AND WHEREAS by Agreement for sale dated 08/04/1996 and registered vide No.Vasai-1-CHA-952-1996 Mr.MADATALI ABDUL SUTAR had purchased said flat from M/S. SHRI MANIDHAR BUILDERS

AND WHEREAS the Transferor herein has agreed to sell, transfer all the right title and interest along with Share Certificate No.94 of Five Shares of Rs.50/- each bearing Nos. 466 to 470 in members register member /folio No..... in respect of the said flat under the above said agreement for sale dated 19/05/2004 and registration dated 19/05/2004 the transferees herein have agreed to acquire the said flat on "OWNERSHIP BASIS".

AND WHEREAS the Hon. Secretary / Chairman / Treasurer / managing committee of the society has agreed to the request of "THE Vendor / Transferor to transfer the Flat No.102, First Floor, G-Wing, Shri Laxman Co-op. Hsg. Soc. Ltd., 100 feet Road, Dewanman, Vasai (West) 401 202 to the Vendor / Transfer have / has agreed to assign his/her /their Rights, Title and Interest under the said Agreement for Sale in respect of the said Flat premises on ownership basis on the terms and conditions hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :



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1. The Vendor Transferor are a joint, exclusive and absolute owner of Flat No.102, First Floor, G-Wing, Sri Laxman Co op. Hsg. Soc. Ltd., 100 feet Road, Dewanman, Vasai (West) 401 202 on N.A. Plot and bearing Survey No.14 Hissa No-2 ,Flat admeasuring to 300 Sq.ft. carpet area equivalent to 360 sq.ft. built-up area.

2. The Purchaser / Transferee have / has agreed to acquire from Vendor / Transferor and the Vendor /Transferor have / has agreed to sell and transfer said flat premises with fixing of fittings and fixtures sanitary electric etc in the said flat premises for the total consideration of price Rs.27,00000/- (Rupees Twenty Seven Lakh Only) in Full and Final settlement of their Claims, Right, Title and Interest with permanent occupancy right to said flat premises subject to the term and conditions contained in the said Agreement for Sale.

3. The Purchaser/ Transferee has paid to the Vendor / Transferor sum of Rs. 5,00000/- (Rupees Five Lakh Only) as a part payment of the said flat. The transferee shall pay to the Vendor / Transferor Balance sum of Rs.2200000 /- (Rupees Twenty Two Lakh only) within 45 days by way of loan.

4. THE Vendors / Transferors agree to get the said Flat transferred in the name of the Purchaser / Transferee in the records of the society. The Vendor / Transferor shall execute all deeds, documents and other papers and render all assistance in regard to the transfer of the said Flat in the name of the Purchaser /transferee.

5. THE Vendors /Transferors shall execute all other documents, forms, affidavits etc in favour of the Purchaser/Transferee whenever required by the Purchaser / Transferee for the effectively transferring rights, title, and interest in the said flat in their favour.

6. The Transferees has prior to the execution of this Agreement satisfied himself about the title of the said Flat Premises by taking Full & complete inspect of the documents relevant and related to the said flat premise.



[Handwritten signatures]