

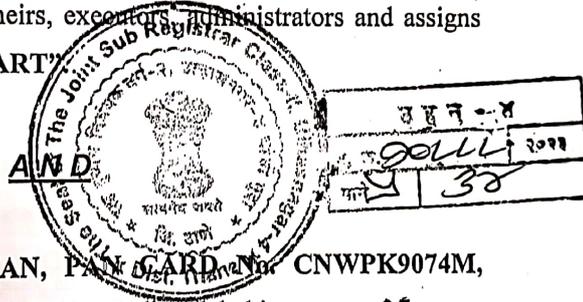
Village – Kulgaon, Flat area admeasuring – 496.19 sq.ft Carpet, i.e. 55.33 sq.mtrs. built—up, Actual Value Rs.22,00,000/- Market Value Rs.22,08,000/- Stamp Duty on Market Value Rs.1,32,500/- .

AGREEMENT FOR SALE/ TRANSFER

THIS AGREEMENT FOR SALE OF A FLAT is made at Badlapur, District Thane, state - Maharashtra, on this 12th day of September, 2023.

BETWEEN

MR. AVINASH ARUN SHRIVARDHANKAR, PAN CARD No. BIYPS2763P, AADHAR CARD No. 4896 1599 1859, Indian Inhabitant, age:- 38 years, Residing at :-B/126, Municipal Chawl, Mata Ramabai Ambedkar Marg, Near M.R.A.Police Station, Crofferd Market, Mumbai G.P.O. Mumbai 400 001, hereinafter for the sake of brevity and convenience called and referred to as “THE SELLER/TRANSFEROR” ((Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his legal heirs, executors, administrators and assigns etc.) of the party of the “FIRST PART”



AND
1] MR. KALEEM RAUF KHAN, PAN CARD No. CNWPK9074M, AADHAR CARD No. 8999 7630 2512, Indian Inhabitant, age:-35 years, Occupation :- Business, AND 2] MRS. TARNNUM BANO KALEEM KHAN, PAN CARD No. EOLPB0435K, AADHAR CARD No. 7294 1945 0446, Indian Inhabitant, age:- 32 years, Occupation :- Housewife, Both Residing at :-Shop No. 413, Manjarli Road, Near Smshan Bhumi, Badlapur-West, Tal- Ambernath, Dist.Thane, hereinafter for the sake of brevity and convenience called and referred to as “THE PURCHASERS/TRANSFEREES” (Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include their legal

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heirs, executors, administrators and assigns etc.) of the party of the "SECOND PART".

WHEREAS the Transferors are sole and absolute owners and possessed of Residential Flat No. 103, on 1st floor, area admeasuring 496.19 sq.ft. Carpet i.e. 55.33 sq.mtrs. built-up, in building known as "Sai Nidhi Co.Op.Hsg.Soc.Ltd.", (before formation of the society the said building was known as Sai Nidhi Apartment), having Municipal Property No. 15004646, standing on piece or parcel of land bearing Survey No.12, Hissa No.10(part), Plot No.22 & 23, area admeasuring 390.18 sq.mtrs. + TDR 59.45 sq.mtrs. total area 449.63 sq.mtrs., lying and situate at Village – Kulgaon, Tal-Ambarnath, Dist-Thane, (hereinafter referred to as "THE SAID FLAT").

WHEREAS the Transferor is owner of the said Flat bearing No. 103 and he is member of the "Sai Nidhi Co.Op.Hsg.Soc.Ltd." a society which is Registered under the provisions of Maharashtra Co-op. Societies Act, 1960 and bearing Registration No. TNA/AAMB/HSG/TC/30357/2017-2018/ Year 2018 dated 19/01/2018 hereinafter for the brevity's sake referred to as the "THE SAID SOCIETY"..

WHEREAS the said building is completed on or before 2014 and hence the Kulgaon-Badlapur Municipal Council have issued Building Completion/Occupancy Certificate dated 01/03/2014. The Transferor annexed herewith the copy of the said Building Completion/Occupancy Certificate to the said agreement being Annexure - A.

WHEREAS the Transferor has purchased the said flat from M/s. Shivrat Developers by an agreement for sale executed and Registered dated 22/04/2014 under Registration Serial No.UHN-2/4353/2014 with office of Sub-Registrar of Assurances Ulhasnagar-2.

AND WHEREAS the Transferor here in use, occupation and possession of the said flat and has acquired right, title, interest and benefit in

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the said flat. **AND WHEREAS** the Transferor alone has right and authority to sell and transfer the said flat as per their desire being absolute owners of the said flat.

AND WHEREAS the Transferor desirous of transferring or selling the said flat and, therefore, the Transferor was in search of intended Purchaser/s for the said flat.

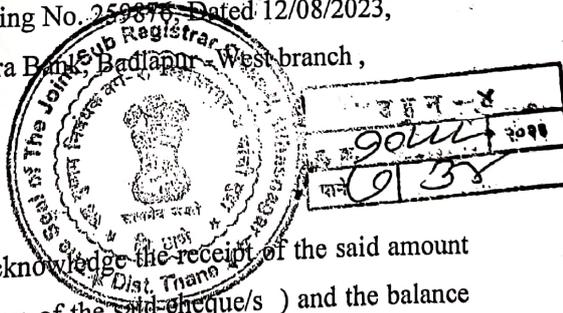
AND WHEREAS coming to the knowledge of this fact, the Transferees approached the Transferor and after taking inspection of the said flat showed their interest in purchasing /acquiring the said flat and after the discussions, the Transferor has given an offer of sale price of the said flat as **Rs. 22,00,000/- (Rupees Twenty Two Lakhs only)** as total consideration of the said flat and the Transferees have accepted the said offer of the Transferor being reasonable consideration.

AND WHEREAS on or before the execution of this Agreement, the Transferor has received Rs.3,50,000.- (Rupees Three Lakhs Fifty Thousand only) from the Transferees being the initial/part payment of the sale price of the said flat in the following manner :-

- a) Rs.1,00,000 /- by Cheque bearing No. 020314, Dated 11/09/2023,
drawn on The Thane District Central Co.Op. Bank :Ltd.
Kulgaon, Badlapur -East branch ,
- b) Rs.2,50,000 /- by Cheque bearing No. 259876, Dated 12/08/2023,
drawn on Canara Bank, Badlapur -West branch ,

Total Rs. 3,50,000/-

(the Transferor hereby admit and acknowledge the receipt of the said amount of Rs. 3,50,000/- subject to realization of the said cheque/s) and the balance amount of Rs.18,50,000.- shall be paid by the Transferees within 45 days



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from the date of registration of this Agreement by obtaining Loan with Finance institution.

AND WHEREAS the Transferor and the Transferees have executed the said Agreement for Sale of the said Flat on the following terms and conditions:-

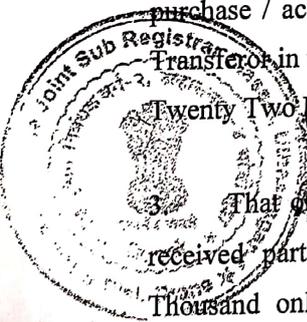
NOW THIS AGREEMENT WITNESSTH AS UNDER:-

1. The Transferor is agreed to be sold /transferred the said Flat with right, title and interest and benefits of the Transferor in the said Flat in favour of the Transferees which are:

- a. Flat No. 103, on 1st floor, area admeasuring 496.19 sq.ft. Carpet i.e. 55.33 sq.mtrs built-up, in building known as "Sai Nidhi Co.Op.Hsg.Soc.Ltd.", with all fittings and fixtures.
- b. All the amount standing to the credit of the Transferor till the date of Transfer of the right, title, interest and benefits of the Transferor in the said Flat which are the amounts shown in the books of accounts of the society towards sinking funds, deposits, dividend and other amount which the Transferor is legally entitled to.

2. The Transferor hereby agree to sale and Transfer the said Flat with right, title, share, interest and benefits and the Transferees hereby agrees to purchase / acquire the said Flat with right, title, interest and benefits of the Transferor in the said Flat at for a reasonable price of Rs.22,00,000.- (Rupees

Twenty Two Lakhs only) That on or before the execution of this Agreement the Transferor has received part consideration of Rs.3,50,000/- [Rupees Three Lakhs Fifty Thousand only) from the Transferees in respect of the said Flat, as per



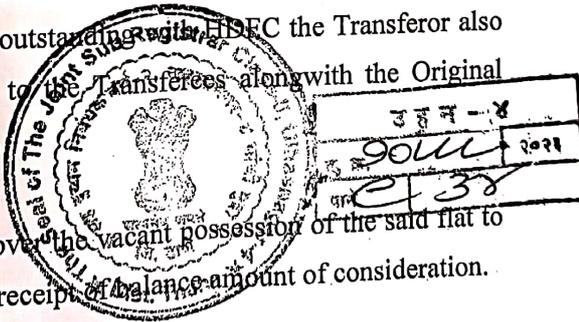
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abovementioned manner (The receipt the Transferor doth hereby admit and acknowledged).

The balance amount of Rs.18,50,000/- shall be paid to the Transferor by the Transferees within the period of 45 days from the date of execution of this Agreement. And if the transferees are unable to pay the said balance amount to the transferor within the said period of 45 days, then the transferor shall give co-operation to extend the said period by giving grace time of further 15 days. It is agreed between the parties hereto that, time for payment is the essence of the contract and if the Purchasers/Transferees failed to make the payment within the stipulated period of 45 days, and or further grace period of 15 days the Transferees shall liable to pay interest @1% on remaining amount of the said consideration amount to the Transferor till its realization. And or if the Transferor failed to hand over physical possession immediate after receipt of entire consideration amount of the said flat to the Transferees, the Transferor shall liable to pay interest @1% on the total consideration of the sale price of the said flat to the Transferees till handed over the physical possession of the said flat.

That, the Transferor has obtained Home Loan with HDFC., against security of mortgaged the said Flat and there is outstanding Loan. It is decided by Transferor and Transferees that, the said outstanding amount of Loan of the Transferor will be paid into the said consideration of the said Flat and after paid the said amount of outstanding loan with HDFC the Transferor also handed over No dues Certificate to the Transferees alongwith the Original Title Documents of the said Flat.



- 4. The Transferor shall hand over the vacant possession of the said flat to the Transferees immediately after receipt of the balance amount of consideration.
- 5. The Transferor hereby agreed to pay all the arrears or dues of the society till the date of transfer or possession of the said flat to the Transferees.

Handwritten signatures and dates: *[Signature]*, *दा नीम*, *०१/०५/२१*



22/04/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 4353/2014

नॉदणी :

Regn:63m

गावाचे नाव : 1) कुळगाव

(1)बिनेखाचा प्रकार	करारनामा
(2)मोबदला	1605000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	1605000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पातिकेचे नाव:कुळगांव-वदलापूरइतर वर्णन :, माळा नं: पहिला, इमारतीचे नाव: साई निधी अपार्टमेंट्स, ब्लॉक नं: 103, इतर माहिती: मूल्यांकन विभाग क्रं. 2/8, बी-1/सी-2 चीजे कुळगाव, तासुका अंबरनाथ, जिल्हा ठाणे येथील सर्वे नं. 12, हिस्सा नं. 10 पैकी, प्लॉट नं. 22 व 23 क्षेत्र 390.18 चौ. मीटर + टी.डी.आर. 59.45 चौ. मीटर असे एकूण 449.63 चौ. मीटर यावरील "साई निधी अपार्टमेंट्स" मधील निवासी सदनिका क्रं. 103, पहिला मजला, क्षेत्र 496.19 चौ. फुट कार्पेट. ((Survey Number : 12/10 part ; Plot Number : 22 and 23 ;))
(5) क्षेत्रफळ	1) 496.19 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅ. शिव माई डेव्हलपर्स तर्फे भागीदार श्री. मनोज रामजीत यादव वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुक्मिणी अपार्टमेंट्स, ब्लॉक नं: शॉप नं. 2, रोड नं: महावीर नगर, वदलापूर-पश्चिम, जिल्हा ठाणे, . . . पिन कोड:-421503 पॅन नं:-ABXFS6364B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. अविनाश अरुण श्रीचर्धनकर वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्युनिसिपल चाळ, ब्लॉक नं: बी-126, रोड नं: माता रमाबाई आंबेडकर मार्ग, एम. आर. ए. पोलीस स्टेशन जवळ, क्रोफोर्ड मार्केट, मुंबई जी.पी.ओ., महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-BIYPS2763P
(9) दस्तऐवज करून दिल्याचा दिनांक	22/04/2014
(10)दस्त नोंदणी केल्याचा दिनांक	22/04/2014
(11)अनुक्रमांक,खंड व पृष्ठ	4353/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	80300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	16050
(14)शेरा	



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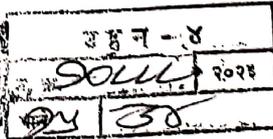
सह दुय्यम निबंधक वगं - २
उल्हासनगर - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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कुळगांव बदलापूर नगरपरिषद, कुळगांव



जावक क्रमांक / कु-ब.न.प./बां.प./334/2018-18

कुळगांव-बदलापूर नगरपरिषद कार्यालय, कुळगांव

दिनांक : 9/8/2018

बांधकाम पूर्णतेचा दाखला/भोगवटा प्रमाणपत्र

प्रति,
श्री/श्रीमती / श्री. शिवसाहेब डोळवणकर
श्री. प्रकाश बाबासाहेब डोळवणकर
श्री. प्रमोद वि. पतिवडे (अ.क्रि.प्रेम.)

श्री/श्रीमती प्रमोद वि. पतिवडे (अ.क्रि.) बांधकाम परवाना क्र. K.B.M.C/BN चांचे
दिनांक 24/1/18 चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कुळगांव-बदलापूर नगरपरिषद हद्दीत सर्वे
नं. 92 हि.नं. 22423 सिटी सर्वे नं. 90 प्लॉट नं. 22,23

मोजे कुळगांव सहाय्यक नगररचनाकार सहाय्यक नगररचनाकार
कुळगांव-बदलापूर नगरपरिषद यांचे कडील कुळगांव-बदलापूर नगरपरिषद कुळगांव-बदलापूर नगरपरिषद
दिनांक 01/2/18 अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी / वाणिज्य / औद्योगिक बांधकाम पूर्ण केले आहे.
सबब त्यांना सोबतच्या नकाशांमध्ये हिरव्या रंगात दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी
देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख 20/1/18)

- १) तळघर : _____
- २) स्टील : _____
- ३) तळमजला : ४ खोली (९० रेवोल्व)
- ४) पहिला मजला : ४ खोली (९० रेवोल्व) शिष्टाचार
- ५) दुसरा मजला : ४ खोली (९० रेवोल्व)
- ६) तिसरा मजला : ४ खोली (९० रेवोल्व)
- ७) चौथा मजला : _____
- ८) पाचवा मजला : _____
- ९) सहावा मजला : _____
- १०) सातवा मजला : _____



उत्तर - ४
२०१८
२२/८/१८

१. जेव्हा सज्जा (बाल्कनी) बंदिस्त करण्यात आला असेल तर त्याचे अर्जातून व नकाशातून ३ क्षेत्रासाठी, लुवर्स ग्लास, शटर्स
अथवा ग्रील्स लावणे, अनिवार्य राहिल व पॅरोपेट सोडून उर्वरित समोरासम क्षेत्रासाठी ग्लेज्ड शटर्स बंदिस्त करणे आवश्यक
राहिल.
२. कोणत्याही परिस्थितीत ओटला बंद करता येणार नाही. तसेच तळमजल्यास व टेरेस फ्लोरला बाल्कनी बंदिस्त करणे
अनुज्ञेय असणार नाही.
३. भोगवटा प्रमाणपत्र सोबत दर्शविलेले नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.
४. भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल.
टेरेस व पॉकेट टेरेस बंदिस्त करू नये.
५. पावसाळी पाणी बाया जावू नये यासाठी कान्हापे हॉव्हीस्ट मध्ये पावे व पाणी जमीनीमध्ये मुरवावे

सहाय्यक नगर रचनाकार
कुळगांव-बदलापूर नगरपरिषद, कुळगांव



मुख्याधिकारी तथा नियोजन प्राधिकारी
कुळगांव-बदलापूर नगरपरिषद, कुळगांव

- प्रत :
- १) कर विभाग, कुळगांव-बदलापूर नगरपरिषद
 - २) पाणी पुरवठा विभाग, कुळगांव बदलापूर नगरपरिषद