

AGREEMENT FOR SALE

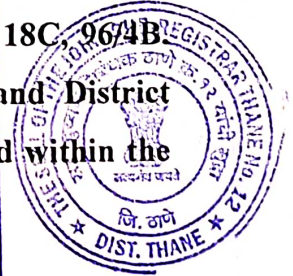
THIS AGREEMENT FOR SALE is made and entered into Thane, on this 15th Day of September 2023 between **MR. SHIRISH SADASHIV NAMAYE**, (Pan No. ACQPN4215N / Aadhar Card No.9244 7349 0777) age 44 years, Indian Inhabitant, residing at Flat No. 1501, 15th Floor, Dosti Desire, Brahmand, Thane (W) hereinafter called and referred to as "**THE VENDOR**" (Which expression shall mean and include their representative legal heirs, legal representatives, executors, administrators, Successor, in interest, till the last survivor and permitted assigns) of the **ONE PART**.

AND

MR. DIPAK MOTIRAM RAUT (Pan No. AKPPR2187Q/Aadhar Card No.5925 2885 1798), age 49 years, adult, Indian Inhabitant, residing at Navjeevan Vidyamandir, 2, Yamunabai Niwas, Saman Singh Road, Shivaji Nagar, Bhandup, Mumbaie-400078 hereinafter referred to as "**THE PURCHASER**" (Which expression shall mean and include their representative, legal heirs, legal representatives, executors, administrators, successor, in interest, till the last survivors, and permitted assigns) of the **SECOND PART**.

WHEREAS the Vendor is the absolute owner and in exclusive possession of /or otherwise well and sufficiently entitled to the Flat Premises bearing Flat No. 1501, on the 15th Floor, in Building No.3, Building known as Dosti Desire, Bramhand Road, Kolshet, Thane West, Maharashtra, Area admeasuring about 300.98 Sq. Ft. Carpet area, lying being and situated on the land bearing Survey No. 85/1 B, 85/1C, 86/1/1/C, 87/17B, 87/17C, 87/18B, 87/18C, 96/4B, 94/4C, 96/5B, 96/5C, 90 at Revenue Village Kolshet, Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation.

93399/2023	
4	30



AND WHEREAS by under an Agreement dated 17th Day of January, 2023, entered into between **THE THANE MUNICIPAL CORPORATION** through

Shirish

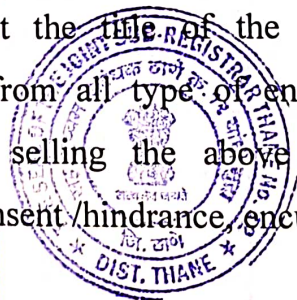
[Signature]

their authorized representative **MR. MAHESH BHAURAO AHER**, the Vendor therein and **MR. SHIRISH SADASHIV NAMAYE**, the Allottee therein, in respect of the above flat premises bearing Flat No. 1501, on the 15th Floor, in Building No.3, Building known as Dosti Desire, Bramhand Road, Kolshet, Thane West, Maharashtra, Area admeasuring about 300.98 Sq. Ft. Carpet area, lying, being and situated on the land bearing Survey No. 85/1 B, 85/1C, 86/1/1/C, 87/17B, 87/17C, 87/18B, 87/118C, 96/4B, 94/4C, 96/5B, 96/5C, 90 at Revenue Village Kolshet, Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation and the said Agreement is duly Registrar Thane -1 vide Document registered in the office of Joint Sub No. TNN 1 / 356 / 2023 dated 17/01/2023 and wherein one part have allotted the flat premises to Second part therein and took possession thereof which is legal and subsisting one.

THE VENDOR herein confirmed that all the agreements / deeds had been executed herein above are legally valid, existing, subsisting, and not cancelled, terminated, revoked, and the Vendors herein is in quite, vacant and peaceful, physical possession of the said premises. Flat Purchaser of the said building has not registered the society therefore the Share Certificate has not been issued.

AND WHEREAS the Vendor herein has assured, represented and have

टल नं १२	
दस्तावेज नं १३३५१	
६	३०



further confirmed that the title of the said flat premises, herein is clear, marketable and free from all type of encumbrances and have absolute right, title and interest of selling the above said flat premises to whomsoever without any type of consent /hindrance, encumbrance from anybody.

NOW THIS PRESENTS WITNESSETH AS FOLLOWS:-

The Vendors are sole and exclusive owner of the flat premises bearing Flat No. 1501, on the 15th Floor, in Building No.3, Building known as Dosti Desire, Bramhand Road, Kolshet, Thane West, Maharashtra, Area admeasuring about 300.98 Sq. Ft. Carpet area, lying, being and situated on the land bearing Survey No. 85/1 B, 85/1C, 86/1/1/C, 87/17B, 87/17C, 87/18B, 87/118C,

Shirish

96/4B, 94/4C, 96/5B, 96/5C, 90 at Revenue Village Kolshet, Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation. (more particularly described in the schedule hereunder written.

1. The Purchaser herein has agreed to purchase from the Vendor and the Vendor has agreed to sell the above said flat premises as mutually agreed at the price of the sale consideration for Rs.45,00,000/- (Rs. Fourty Five Lakhs Only) free from all types of encumbrances and charges and being full and final consideration for their claim for the said flat premises on the ownership basis.

२६६२९२	
१३३५९ / २०२३	
६	३०



2. And that the Purchaser has agreed to pay Rs.45,00,000/- (Rs. Fourty Five Lakhs Only) to the Vendor being full and final consideration in following manners:

a) Sum of Rs. 500000/- (Rupees FIVE LAKHS Only) is paid on Cheque no 046211 by _____ Transfer vide Transaction No. _____ DATE 15 Sep 2023 to the Vendor as and by way of part consideration amount out of the total consideration amount.

[Signature]
Shirvi

PUNJAB NATIONAL BANK 128100200097776 THANE SHIRVI PATTY
b) Sum of Rs. _____ (Rupees _____ Only) is paid on _____ by _____ Transfer vide Transaction No. _____ to the Vendor as and by way of part consideration amount out of the total consideration amount.

c) Remaining full and final amount of Rs. 4000000/- (Rupees FOURTY LAKHS only) is bank loan and shall be paid within the period of one month from the date of execution of this present deed.

[Signature]
Shirvi

3) The Vendor shall hand over quiet, Vacant and peaceful physical possession of the said Flat premises to the Purchaser immediately on receipt of full and final consideration amount.

Shirvi

[Signature]

4) It is expressly and mutually agreed by the parties herein, if due to wilful default of any reasons, whatsoever from either parties and Transaction is not complete, for any reasons, whatsoever then both parties herein have right to take legal action as per SPECIFIC RELIEF ACT, 1963 against each other or reserves right to cancel the said deal & further Vendor shall refund compete received amount to the Purchaser.

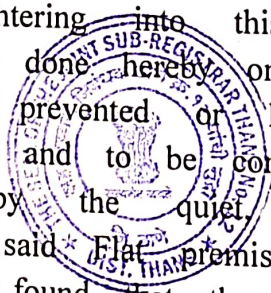
5) The Vendor doth hereby assure state, declares and covenant:
(a) That, the Vendor herein CONFIRM that the above mentioned so: Agreement/s/ deed/s executed between the above parties herein cancelled, are legally valid, existing, subsisting, and not terminated, revoked, and the Vendor, herein is in quiet, vacant and peaceful physical possession of the said premises.

(b) That the said flat premise is free from all types of encumbrances, Liabilities, claims and demand of any nature whatsoever.

(c) That, Vendor has not mortgaged, transferred assigned or in any other way encumbered or alienated their right, title and interest of the said premises Herein and it is clear, marketable and free from all type of encumbrances and Liabilities on or before the date of execution of this Agreement for sale.

(d) That the Vendor has full right and absolute authority to enter into this Agreement and that not doing or performed any act, deeds, matters, to things whatsoever, whereby they may be prevented from entering into this Agreement of the said Flat premises as

purported from entering into this Agreement of the said Flat premises as to be done hereby or whereby the Purchaser here may be obstructed or prevented or hindered in enjoying the Rights, agreed to be sold and to be conferred in favour of the Purchaser herein or whereby the quiet, Vacant and peaceful physical possession of the said Flat premises may be disturbed and in the event of it being found that the Vendors are not entitled to enter into this Agreement with right, sought or purported to be transferred / sold hereby and the Purchaser herein is not able to enjoy the quiet, Vacant and peaceful physical possession including the transfer of shares even after payment of full and final sale consideration of the said Flat premises due to such reason the Vendor shall pay the compensation and / or reimburse the Purchaser for the loss of damages suffered them.



Shivam

(e) Vendor will duly indemnify the Purchaser if any objection, claim or demand is made by any of his legal heirs, including legal fees of the Advocate / Counsels incurred by him.

6) The Vendor doth hereby covenant that he shall pay and discharge all pending charges related to the said flat premises and taxes, society charges, maintenance, water and electricity charges if any for the period up to and inclusive of the date of Agreement / handing over the possession of the said flat premises, whichever is later. Thereafter the Purchaser shall be liable to pay all the charges.

7) The Purchaser herein assure states declare and covenant that he shall observe, perform all the terms, and obligation contained in the said agreement for sale with the builders / society and that of the bye-laws amended from time to time.

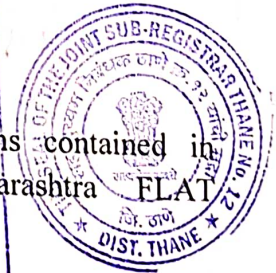
8) The Purchaser agree to abide by the rules, regulation and bye-laws of the society and agree to apply for the membership of the society and the Vendor hereby have no any kind of objection.

9) Vendor agree to handover complete chain agreements, documents, title deeds, receipts to the Purchaser in respect of the above said Flat premises.

10) The Vendor hereby state that hereafter he shall not have any objection if his name is removed from the membership and other records of the Builders / Society / concerned authority of the and the names of the Purchaser is entered in his place.

11) This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra FLAT Rules, 1964, or any other provision of law applicable hereto.

२६ जे ९२	
१२३४५६	
e	30



12) The Vendor and Purchaser do hereby FURTHER CONFIRM covenant and declare that they have entered into an Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and in spirit.

shital

[Signature]

13) That it is also agreed by and between the parties that the said deeds should be completed within one month from the date of Registration of these presents i.e. on or before _____

14) It is hereby agreed by and between the parties that the society transfer charges will be paid by both parties in equal proportion.

15) The Vendor on receiving the final payment agree to execute all deeds matters, writing paper etc. in favour of the Purchaser and do all other incidental and necessary acts as may be needed for completing title of the Purchaser in respect of the said flat.

16) This agreement shall supersede all prior writings, MOU's letters, e mails, drafts etc. exchanged between the parties hereto, and all discussions, deliberations and negotiations held between the parties hereto, from time to time prior to the date hereof, all of which are cancelled and wholly superseded by this agreement and shall not be referred to or relied upon at any time.

17) That the total consideration agreed by and between the parties hereto for the property hereby "Sold & Purchased" shall be Rs. 45,00,000/ (Rs. Forty Five Lakhs Only).

ALL SCHEDULE OF THE PROPERTY

ALL THAT FLAT premises bearing Flat No. 1501, on the 15th Floor, in Building No.3, Building known as Dosti Desire, Bramhand Road, Kolshet, Thane West, Maharashtra, Area admeasuring about 300.98 Sq. Ft. Carpet area, lying, being and situated on the land bearing Survey No. 85/1 B,

85/1C, 86/1/1/C, 87/17B, 87/17C, 87/18B, 87/118C, 96/4B, 94/4C, 96/5B, 96/5C, 90 at Revenue Village Kolshet, Taluka and District Thane, in the

Registration District and Sub-District of Thane and within the limits of Thane Municipal Corporation.

ट न न १२	
दस्त क्र. १३३५९/२०१३	
१०	३०



Shirrel

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal this presents the day and Year herein above written.

SIGNED, SEALED AND DELIVERED)

By the within named "VENDOR")

MR. SHIRISH SADASHIV NAMAYE)

In the presence of)

1. DHARAMDAS K. GOWDA)

2. Rajendra Salkar)

Shirish

Gowda

Rajendra



SIGNED, SEALED AND DELIVERED)

By the within named "PURCHASER")

MR. DIPAK MOTIRAM RAUT)

In the presence of)

1. DHARAMDAS K. GOWDA)

2. Rajendra Salkar)

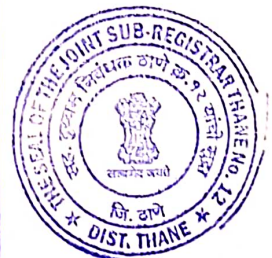
Dipak

Gowda

Rajendra



ट न न १२	
दस्तावे. 43349 / 2020	
११	३०



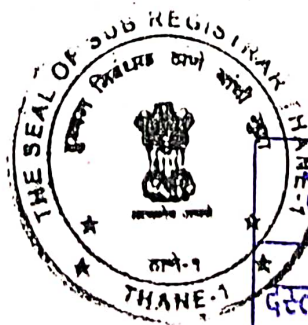
गावाचे नाव : कोलशेत

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोवदला	1
(3) बाजारभाव (भाडेपट्ट्याच्या त्रायतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: फ्लॉट नं. 1501, माळा नं: पंधरावा मजला, इमारतीचे नाव: दोम्नी डिझायर, ब्लॉक नं: ब्रह्माण्ड, रोड : कोलशेत, ठाणे पश्चिम-400607, इतर माहिती: मोजे कोलशेत, तालुका व जिल्हा ठाणे, सर्वे/हिस्सा नं. 85/1 वी, 85/1 क, 86/1/1 क, 87/17 वी, 87/17 क, 87/18 वी, 87/18 क, 96/4 वी, 94/4 क, 96/5 वी, 96/5 क आणि 90. मूला यर्थील भारत गियर ते शिळफाटा एकात्मिक रस्ते कंदीकरण मध्ये बाधित झाल्यामुळे वेचगंमाठी चंग या आरक्षणा खालील मंजूर विकास प्रस्ताव क्र. एम 05/0079/14 अंतर्गत महानगरपालिके प्राप्त दोग्नी डिझायर, ब्रह्माण्ड, ठाणे या इमारतीत मधील निवासी सदनिका क्र. 1501, पंधरावा मजला, दोम्नी डिझायर, ब्रह्माण्ड, कोलशेत, ठाणे पश्चिम-400607 हि सदनिका कायम स्वरूपी मालकी द्रका ते निवासी वापरा करिता आपणाम दिनांक 03/08/2021 पासून उपलब्ध करून देण्यात आनी आहे. ((Survey Number : - ;))
(5) क्षेत्रफळ	1) 300.98 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- शिरीष मदाशिव नामये - वय:-43; पत्ता:- फ्लॉट नं: 2502, माळा नं: पंधरावा मजला, इमारतीचे नाव: दोम्नी डिझायर, ब्लॉक नं: ब्रह्माण्ड, रोड नं: कोलशेत, ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-ACQPN4215N
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मा. आयुक्त माहेंद्र, ठाणे महानगरपालिका, ठाणे यांच्या वतीने कार्यालयीन अधीक्षक मंत्रेश भाऊराव आहेर - वय:-55; पत्ता:- फ्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: ठाणे महानगरपालिका मुख्य कार्यालय, ब्लॉक नं: डॉ. अल्मेडा रोड, रोड नं: पांचपाखाडी, ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-
(9) दस्तावेज करून दिल्याचा दिनांक	17/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	356/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	500
(14) शेंग	

मुल्यांकनामाठी विचागत घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सह-दुय्यम निबंधक वर्ग-३
 नंबर 92 ठाणे-१
 दस्त क्र. 93349 / 2023
 92 30



9/15/23, 9:25 AM

Summary 1 (Dastgoshwara bhag 1)

530/13351
शुक्रवार, 15 सप्टेंबर 2023 9:29 म.पू.

दस्त गोषवारा भाग-1

टनन12 2E-30
दस्त क्रमांक: 13351/2023

दस्त क्रमांक: टनन12 /13351/2023

बाजार मूल्य: रु. 31,27,925/-

मोबदला: रु. 45,00,000/-

भगनेने मुद्रांक शुल्क: रु.3,15,000/-

दु. नि. मह. दु. नि. टनन12 यांचे कार्यालयात

अ. क्रं. 13351 वर दि.15-09-2023

जेजी 9:28 म.पू. वा. हजर केला.

पावती:13963

पावती दिनांक: 15/09/2023

सादरकरणाराचे नाव: दिपक मोतीराम राऊत -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

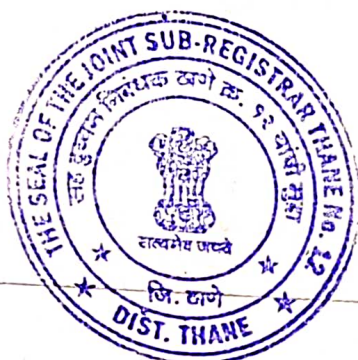
रु. 600.00

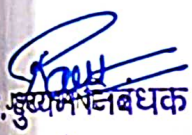
पृष्ठांची संख्या: 30

एकुण: 30600.00



दस्त हजर करणाऱ्याची मही:





ह. दु. दुष्यम निबंधक वर्ग-२

ठाणे क्र. १२

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात


ह. दु. दुष्यम निबंधक वर्ग-२
ठाणे क्र. १२


शिद्दा क्रं. 1 15 / 09 / 2023 09 : 28 : 17 AM ची वेळ: (सादरीकरण)

शिद्दा क्रं. 2 15 / 09 / 2023 09 : 29 : 01 AM ची वेळ: (फी)

प्रातज्ञापत्र

म्हणजे दस्तावेजात हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे, दस्तावील संपूर्ण मजकूर निष्पादक व्यक्ती, खादीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तावील सत्यता, वैधता कायदेशीर गादीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार
" Shimil

लिहून देणार
" 



15/09/2023 9 31:46 AM

दस्त गोपवारा भाग-2

दनन12 30-30

दस्त क्रमांक:13351/2023

दस्त क्रमांक :दनन12/13351/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:दिपक मोतीराम राजत - पत्ता:प्लॉट नं: २, माळा नं: -, इमारतीचे नाव: यमुनावाई निवास, प्लॉक नं: नवजीवन विद्यामंदिर, समन सिंह रोड, रोड नं: शिवाजी नगर, भांडुप, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AKPPR2187Q	निहून देणार वय :-49 स्वाधरी:-		
2	नाव:शिरिप मदाशिव नामये - पत्ता:प्लॉट नं: फ्लॅट नं.१५०१, बिल्डींग नं.३, माळा नं: पंधरावा मजला, इमारतीचे नाव: दोस्ती डिझायर, प्लॉक नं: ब्रह्मांड रोड, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन नंबर:ACQPN4215N	निहून देणार वय :-44 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:15 / 09 / 2023 09 : 30 : 11 AM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:धनमदाम गौड - वय:44 पत्ता:खारेगांव कळवा, ठाणे पिन कोड:400605			
2	नाव:राजेन्द्र मोलकर - वय:48 पत्ता:खारेगांव कळवा, ठाणे पिन कोड:400605			

शिक्का क्र.4 ची वेळ:15 / 09 / 2023 09 : 30 : 53 AM

शिक्का क्र.5 ची वेळ:15 / 09 / 2023 09 : 31 : 49 AM नोंदणी पुस्तक 1 मध्ये

प्रसह. दुय्यम निबंधक वर्ग-२

Payment क्र. 92

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DIPAK MOTIRAM RAUT	eChallan	69103332023091420420	MH008150514202324E	315000.00	SD	0004284080202324	15/09/2023
2		DHC		0923148815343	600	RF	0923148815343D	15/09/2023
3	DIPAK MOTIRAM RAUT	eChallan		MH008150514202324E	30000	RF	0004284080202324	15/09/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



प्रमाणित करण्यात येते की,

13351 /2023

1. Verify Scanned Document for correctness through the total 9 pages (on both side) print or after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

दस्त क्र.....१३३५१...../२०२३ मध्ये

पाने आहेत

सदर दस्त पुस्तक क्र.....१..... वर नोंदला