



MAHARASHTRA

2023

22 SEP 2023

70AA 051646



11 SEP 2023



AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Thane, on this 23th September 2023, **BETWEEN 1. COL (RETD.) CHHATTAR PALL SINGH WARAICH, age 86 yrs., and 2. Mrs. PRITPAL KAUR WARAICH, age 82 years, Both R/at - 368, Sector 71, Mohali, Punjab.... Today in Thane** hereinafter called the **"TRANSFEROR"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and permitted assigns) of the **ONE PART**;



favour of the purchaser / transferee for the full and final

जीउपत्र-१ Annexure-I / जीउपत्र-२ Annexure-II

22 SEP 2023

मुद्रांक विधी नोंदवडी अ.क्र. 246989 दिनांक 22 SEP 2023

दस्तावा प्रकार: Agv

दस्ता नोंदणी करणार आहे का? होय/नाही

मिळकतीचे धोरकरणात वर्णन:

मुद्रांक वि.क्र.अ. येणाऱ्याचे नांव: Abhishela Kankar

हस्त असाधारण त्याचे नांव: Sed

पत्ता व सही: Mumpada, Th. Chakkar Pall

मुसऱ्या पत्रकाराचे नांव (जोडपत्र-१ बघालात):

मुद्रांक शुल्क र. रुपये: १००/५००

मुद्रांक विक्रीत पत्रवाचा क्र. १/८८

मुद्रांक विक्रीच्या मधी (काशिनाथ सि. कांबळे):

मुद्रांक विक्रीच्या तारखेच्या दिवसात त्रुटि-४०० ६०९.

२२ SEP 2023



AND

1. **CDR. ABHISHEK KANKAN, age 52 yrs., and 2. MRS. MAMTA KANKAN, age 43 years, Both R/at - C - 1, 503, Freesia Building, Neelkanth Green, Manpada, Thane (W) 400610, today at Thane, hereinafter called the "TRANSFEREE"** (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**;

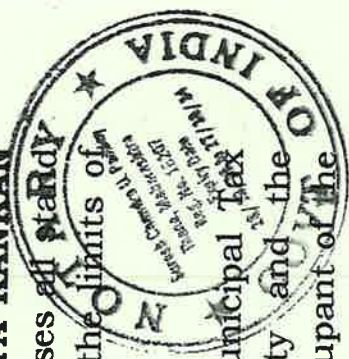
WHEREAS the transferor is the owner of Flat situated at **Row House No. 78, Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar, Manpada, Thane (W) 400610, situate lying and being at Survey No. 53, New Gut No. 58/1, 58/2, Village Chitalsar Manpada, Area admeasuring 998 sq. ft. Carpet area which is inclusive of 226 sq.ft. carpet area of the Balconies** under Thane Municipal Corporation, standing in name of **CDR. ABHISHEK KANKAN and MRS. MAMTA KANKAN** since long and all records pertaining to the said premises are on to the name of the transferor herein and within the limits of Thane Municipal Corporation.

AND WHEREAS the transferor herein paying the Municipal Tax and Electricity Charges to the concerned authority and the transferor herein is the sole and absolute owner / occupant of the said premises.

AND WHEREAS the seller herein is now desirous of disposing off the said premises to a prospective purchaser and the purchaser herein has expressed his willingness to purchaser and acquire the said premises and both the parties herein having agree the terms and conditions and hence this **INDENTURE WITNESSETH AS UNDER :**

1. The transferor herein has agreed to register, sale, transferred and will handover vacant and peaceful possession of the said premises situated at **Row House No. 78, Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar, Manpada, Thane (W) 400610, situate lying and being at Survey No. 53, New Gut No. 58/1, 58/2, Village Chitalsar Manpada, Area admeasuring 998 sq. ft. Carpet area which is inclusive of 226 sq.ft. carpet area of the Balconies** under Thane Municipal Corporation, unto and in favour of the purchaser / transferee for the full and final

with



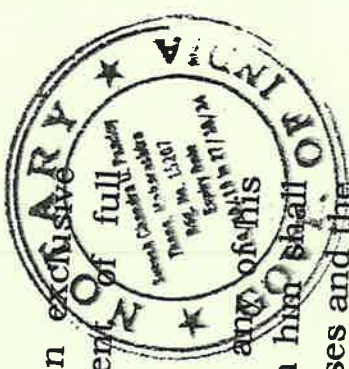
consideration of **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs Only)** paid by follows:-

Date	Cheque No.	Bank Name	Rupees
23/09/2023	115352	ICICI Bank, Fort, Mumbai in name of Col (Retd.) CHHATTAR PALL SINGH WARAICH	Rs.5,00,000/-
23/09/2023	115353	ICICI Bank, Fort, Mumbai in name of Mrs. PRATPAL KAUR WARAICH	Rs.5,00,000/-
Total			Rs.10,00,000/-

Remaining amount of **Rs. 2,00,00,000/- (Rupees Two Crore Only)** shall be paid within the **period of 90 days or thereafter if required then both party can mutually extended above period.** And the seller herein admits and acknowledge a receipt hereunder in favour of purchaser to have received the said sum from the purchaser.

The seller herein shall put the purchaser in **exclusive** possession of the said premises after payment of full consideration amount.

3. The seller herein declares that neither he nor any of his heirs, nor any person or person claiming through him shall purchaser can hold, possess, occupy and enjoy the said premises as the absolute owner, without any claim, demand, eviction, disturbance of whatsoever nature form any one.
4. The seller herein further assure the purchaser that the said premises is free from all or any encumbrances such as mortgage, lien, any kind of charge, hypothecation of whatsoever and he undertakes to indemnify the purchaser of any encumbrances, if found in future.
5. The seller declares that all the outgoings in respect of the said premises such as Electric, water charges and Municipal tax charges, maintenance charges if any shall be paid by themselves till the date of execution of these presents and thereafter the purchaser shall be liable to pay all such outgoing and the seller herein shall have nothing to do with the same.



6. The seller herein undertakes to indemnify and shall keep indemnified all transferring authorities, for the damage caused due to transfer of the said premises on ownership basis on to the name of the purchaser.
7. The seller herein shall assist the purchaser in transferring the said premises on to the name of purchaser.
8. The seller herein is whole sole responsible for providing all the necessary document required for the registration the property and processing.
9. If for failure of the **"TRANSFEREE"** to the comply of above said terms and condition then the **"TRANSFEREE"** will bear the loss cause to the **"TRANSFEROR"** towards this transfer of property. The amount mutually decided will be deducted from token amount and returned to the **"TRANSFEREE"**.
10. If for failure of the **"TRANSFEROR"** to the comply of above said terms and condition then the **"TRANSFEROR"** will return the token amount with the interest to the **"TRANSFEREE"**.
11. The seller herein states that they will give their no objection, consent and signature in respect of the said premises in favour of the purchaser or in favour of any person or person as per the choice of the purchaser.
12. The seller herein states that they have no objection to transfer the said SRA/SRD/MMRDA/TMC municipal tax in the name of purchaser.

: SCHEDULE OF THE PROPERTY :

ALL THAT Piece and parcel of Flat Premises situated at **Row House No. 78, Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar, Manpada, Thane (W) 400610, situate lying and being at Survey No. 53, New Gut No. 58/1, 58/2, Village Chitalsar Manpada, Area admeasuring 998 sq. ft. Carpet area which is inclusive of 226 sq.ft. carpet area of the Balconies** within the limits of Thane Municipal Corporation, and bounded as follows :-

On or towards the East :
On or towards the West :
On or towards the South :
On or towards the North :

IN WITNESS WHEREOF both the parties herein have hereunto set and subscribed their respective hands to this the date any year first hereinabove written.

SIGNED, SEALED AND DELIVERED
by The withinnamed Seller/transferor

1. Col (Retd.) CHHATTAR PALL SINGH WARAICH

2. Mrs. PRITPAL KAUR WARAICH

In the presence of

Chhatterpall Singh
Chhatterpall Singh



1.

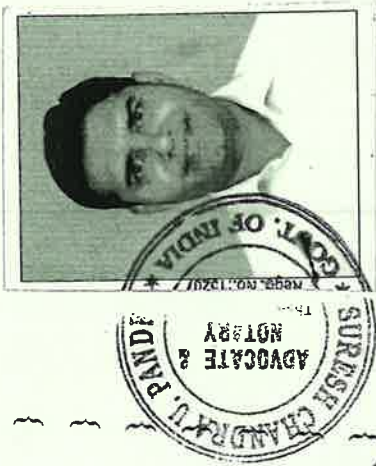
2.

SIGNED, SEALED AND DELIVERED

by The withinnamed purchaser transferee

1. CDR. ABHISHEK KANKAN

A. Kankan



2. MRS. MAMTA KANKAN

In the presence of

Mamta Kankan
Chhatterpall Singh



BEFORE ME

SURESH CHANDRA U. PANDEY
ADVOCATE & NOTARY
GOVT. OF INDIA

Regd. No. 15207
Mayurash Bag, Opp. Municipal School No. 1,
Court Baka, Thane (W) - 400 601.

Noted & R. No. *197/13/23*
Page No. *6* Date: *23 SEP 2023*

23 SEP 2023

RECEIPT

RECEIVED of and from the withinnamed purchaser / transferee **1. CDR. ABHISHEK KANKAN and 2. MRS. MAMTA KANKAN**, a sum of **Rs. Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs Only)** paid by follows:-

Date	Cheque No.	Bank Name	Rupees
23/09/2023	115352	ICICI Bank, Fort, Mumbai in name of Col (Retd.) CHHATTAR PALL SINGH WARAICH	Rs.5,00,000/-
23/09/2023	115353	ICICI Bank, Fort, Mumbai in name of Mrs. PRATPAL KAUR WARAICH	Rs.5,00,000/-
		Total	Rs.10,00,000/-

Remaining amount of **Rs. 2,00,00,000/- (Rupees Two Crore Only)** shall be paid within the period of **90 days** or thereafter if **required then both party can mutually extended above period.**

Date : 23/09/2023
Place : Thane

Witnesses :

Haninder Singh

I say received
Rs. 10,00,000/-

Chhatter Singh

2. *Chamdar*

1. COL (RETD.) CHHATTAR PALL SINGH WARAICH

Chhatter Singh



2. MRS. PRITPAL KAUR WARAICH
Seller / Transferor

(P.c.o. of Pritpal Kaur)

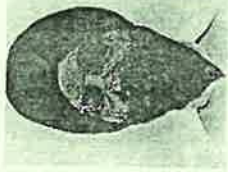


ਕੁਰਾਣਤ ਸਰਕਾਰ

GOVERNMENT OF INDIA

ਵੱਤਰ ਪਾਣ ਸਿੰਘ ਵਰਾਇਚ

Chhattar Pall Singh Waraich



ਜਨਮ ਦਾ ਸਾਲ, Year of Birth: 1938

ਪੁਲਾੜ / Male



8155 5175 9599

ਆਧਾਰ - ਆਮ ਆਦਮੀ ਦਾ ਅਧਿਕਾਰ



ਕੁਰਾਣਤੀ ਵਿਲੱਖਣ ਪਛਾਣ ਅਥਾਰਿਟੀ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ਪਤਾ 80 ਨੇਹਰੂ ਸਿਟੀ, ਆਦਮੀ ਨੰ - 361
ਸੇਕਟਰ 71, ਐਚ ਏ ਐਸ ਨਗਰ (ਮੋਹਾਲੀ)
ਐਚ ਏ ਐਸ ਨਗਰ (ਮੋਹਾਲੀ), ਆਂਝਾ, 160071

Address: S/O Sohan Singh,
House no - 368, Sector 71,
S.A.S. Nagar (Mohali),
Chandigarh Sector 71, S.A.S
Nagar(Mohali), Punjab,
160071



1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No.1947,
Bangaluru-560 001





भारत सरकार

Government of India



Issue Date: 31/01/2012

अभिषेक कंकन

Abhishek Kankan

जन्म तारीख / DOB: 08/02/1971

पुरुष / Male

3896 0063 7874

मेरा आधार, मेरी पहचान



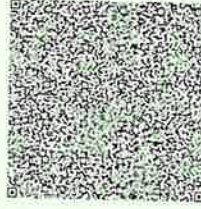
भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India



पता: अभिषेक कंकन, क 1, 503 फ्रीसिया, नीलकंठ ग्रीन्स, मंगपदम, थाने, महाराष्ट्र, 400607

Print Date: 17/02/2022



Address: Abhishek Kankan, C 1, 503
Freesia, Neelkanth Greens, Mangpadm,
Thane, Thane, Maharashtra, 400607



1947



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www.uidai.gov.in

3896 0063 7874



सर्वोच्च न्यायालय



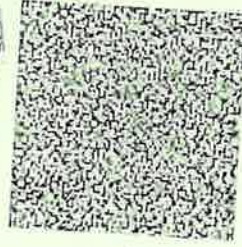
आधार

भारत सरकार
Government of India

आधार विशिष्ट सेवा प्राधिकरण
Unique Identification Authority of India

नॉटरी क्रमांक/Enrollment No.: 0000/00000/00000

To
नाम/Name
Kamla Kankar
A/15/15/15/15/15
New Garden Green
Nagpur
Thane Maharashtra - 400607
9792215530



आपला आधार क्रमांक / Your Aadhaar No. :
5575 5200 3171
VID : 9184 4710 8174 2774

माझे आधार, माझी ओळख



भारत सरकार
Government of India

नाम/Name

Kamla Kankar

मात्रा/DOB: 07/05/1979

लिंग/GENDER

FEMALE



मात्रा/DOB: 07/05/1979

5575 5200 3171
VID : 9184 4710 8174 2774

आधार आधी, माझी ओळख



भारत सरकार



आधार

- आधार ऑनलाईन पुरावा आहे नगरपालिका नाही
- दुरुविलेला कोड : ऑनलाईन XML / ऑनलाईन प्रमाणीकरण
- दुरुविलेला कोड आहे नगरपालिका नाही
- हे ऑनलाईन प्रमाणित करणे दुरुविलेला कोड आहे नगरपालिका नाही

INFORMATION

- Aadhaar is a **proof of identity**, not of citizenship.
- Verify identity using **Secure OR Code/ Offline XML/ Online Authentication**.
- This is **electronically generated** letter.

- आधार दुरुविलेला कोड आहे
- आधार ऑनलाईन पुरावा आहे नगरपालिका नाही
- दुरुविलेला कोड : ऑनलाईन XML / ऑनलाईन प्रमाणित करणे
- दुरुविलेला कोड आहे नगरपालिका नाही
- हे ऑनलाईन प्रमाणित करणे दुरुविलेला कोड आहे नगरपालिका नाही
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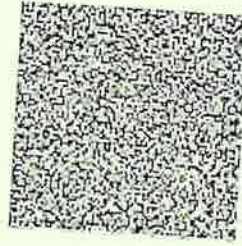
Government of India



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नाम/Name
Kamla Kankar
मात्रा/DOB: 07/05/1979
लिंग/GENDER
FEMALE

Address:
A/15/15/15/15/15
New Garden Green,
Nagpur, Maharashtra - 400607



5575 5200 3171
VED : 9184 4710 8174 2774

आधार आधी, माझी ओळख