

करल - <b>SCHEDULE HEREINABOVE REFERRED TO</b>		
<i>(Description of said premises)</i>		
C33C	9C	3E

All that constructed portion being Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6<sup>th</sup> Floor in Tower "B" of Maitri Park Co-operative Housing Society Ltd., situated Plot bearing CTS No. 1790A of Village Chembur in the registration district and Sub District of Mumbai City and Mumbai Suburban, Sion Trombay Road, Chembur, Mumbai-400071.

Membership of the Said Society vide., Share Certificate No. 0300, bearing distinctive numbers 2991 to 3000 (both inclusive).

Right to use, occupy, enjoy and possess the said Flat and the common amenities of the "Said Society" and also the "Vendors/Transferors" right in the share capital of the "Said Society" and the common amenities of the "Said Society".

**SIGNED AND DELIVERED** by the  
within named "Vendors/Transferors"

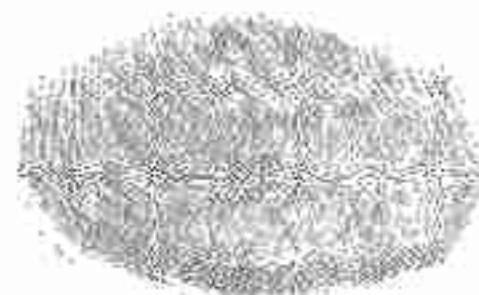
1  
1

**(1) MR. GAURAV AGARWAL**



(AGARWAL)

*Gaurav Agarwal*



(LEFT HAND THUMB IMPRESSION)

**(2) MS. SHRUTI AGARWAL**



(AGARWAL)

*Shruti Agarwal*



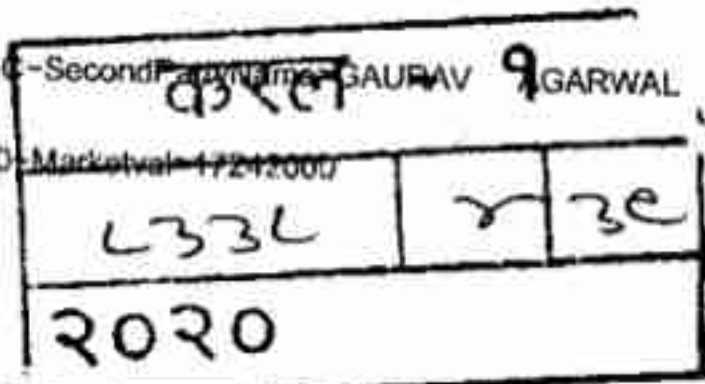
(LEFT HAND THUMB IMPRESSION)

In the presence of..... )



CHALLAN  
MTR Form Number-6



GRN	MH005846199202021M	BARCODE	[Barcode]		Date	20/10/2020-13:53:18	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (if Any)				
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1			PAN No.(If Applicable)	BLIPS0247M			
Location	MUMBAI			Full Name	DR RAJESH S SHINDE AND ORS			
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 601 6TH FLOOR MAITRI PARK CHS			
				Premises/Building	LTD TOWER B			
Account Head Details		Amount In Rs.						
0030045501 Stamp Duty		582000.00		Road/Street	PLOT CTS NO 1790A SION TROMBAY ROAD CHEMBUR			
0030063301 Registration Fee		30000.00		Area/Locality	MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 7 1			
				Remarks (if Any)	PAN2=ADFPA54466-Second Party Name SAURAV GARWAL AND ORS-CA=29100000-Marketval-17242000 			
Total		6,12,000.00		Amount In Words	Six Lakh Twelve Thousand Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	0300617202010200983-21/10/2020		
Cheque-DD Details				Bank Date	RBI Date	21/10/2020-18.93		
Cheque/DD No.				Bank-Branch	PUNJAB NATIONAL BANK			
Name of Bank				Scroll No. , Date	Not Verified			
Name of Branch								

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.  
 सादर घालन केवल मुख्य निबंधक कार्यालयत मोदणी करवाच्या दस्तावेजाती लागू आहे . मोदणी न करवाच्या दस्तावेजाती लागू नाही .

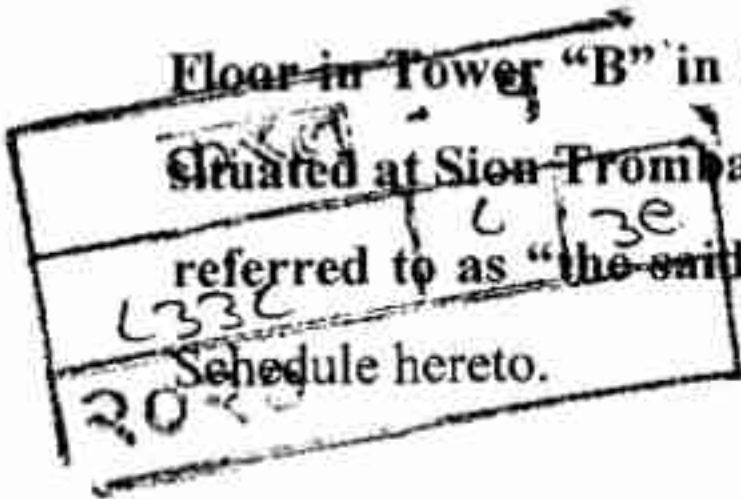
Sanjiv  
Shruti Agawal

Sanjiv

Shruti

"TWO FLATS" i.e. Flat No. 501 admeasuring 1090 sq. ft. on 5<sup>th</sup> Floor in Tower "B" and Flat No. 601 admeasuring 1090 sq. ft. on 6<sup>th</sup> Floor in Tower "B" on Ownership Basis.

AND WHEREAS by the virtue of the above the "VENDORS / TRANSFERORS" have been absolutely seized and possessed of and otherwise well and sufficiently entitled to and have clear right, title and interest in Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6<sup>th</sup> Floor in Tower "B" in Maitri Park Co-operative Housing Society Ltd.,



Situated at Sion Trombay Road, Chembur, Mumbai-400071 (hereinafter referred to as "the said flat") and more particularly described in the First Schedule hereto.

AND WHEREAS the said society has issued separate Ten fully paid shares for Flat No. 601 i.e. total 10 shares of Rs. 5000/- each bearing Distinctive Nos. 2991 to 3000 (both inclusive), vide Share Certificate No. 0300 (hereinafter referred to as "the said shares")

AND WHEREAS now the said "VENDORS / TRANSFERORS" have agreed to sell the "SAID FLAT" along with the "SAID SHARES" of the "SAID SOCIETY" along with all rights, title, interests, benefits etc. of the

"SAID FLAT" to the "PURCHASERS / TRANSFEREES" for a total consideration of Rs. 2,91,00,000/- (Rupees Two Crore Ninety One Lakhs) Only on certain terms and conditions mentioned herein below.



**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The "Vendors/Transferors" have agreed to sell, transfer, assign and convey free from all encumbrances and reasonable doubts in favor of the "Purchasers/Transferees": -

(a) All that piece and parcel of Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6<sup>th</sup> Floor in Tower "B" belonging to Maitri Park Co-

Sanjiv  
Shruti Agawal

Sanjiv

Shruti

operative Housing Society Ltd., situated at Sion Trombay Road, Chembur, Mumbai-400071, along with membership of "the said Society" and ten fully paid shares each of Rs. 5000/- each bearing Nos. 2991 to 3000 (both inclusive), vide Share Certificate No. 0300 of the said Maitri Park Co-operative Housing Society Ltd along with right to use, occupy, enjoy and possess "the said flat" and the common amenities of "the said society" and also the "VENDORS/

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**AGREEMENT FOR SALE**

7/39

This Agreement for Sale is made and executed at Mumbai on this 23<sup>rd</sup> day of October' 2020.

**BETWEEN**

**MR. GAURAV AGARWAL**, Age 45 years, Pan No. ADFPA5446C, and **MS. SHRUTI AGARWAL**, Age 42 years, Pan No. AAHPA2145D, both having address at Flat No. 601, admeasuring 1090 sq. ft. on 6<sup>th</sup> Floor, in Tower "B", Maitri Park CHS Ltd, Sion Trombay Road, Chembur, Mumbai-400071, hereinafter referred to as the "**VENDORS/ TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the **FIRST PART;**

**AND**

**DR. RAJESH S. SHINDE**, Age 38 years, Pan No. BLIPS0247M and **DR. SHITAL R. SHINDE**, Age 36 years, Pan No. BBTPP7080A both adult Indian Inhabitants, residing at Yeranda, Akola, Maharashtra - 444401, hereinafter referred to as the "**PURCHASERS/TRANSFEREES**" (which expression unless repugnant to the context, meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART;**



**WHEREAS** by Agreement for Permanent Alternative Accommodation Sale of Additional Area Dt. 20<sup>th</sup> November, 2017 made and executed **BETWEEN HIRANANDANI CONSTRUCTIONS PVT. LTD** therein referred to as "**DEVELOPERS**"; AND **MR. GAURAV AGARWAL**, Pan No. ADFPA5446C and **MS. SHRUTI AGARWAL**, Pan No. AAHPA2145D, therein referred to as the "**MEMBERS**" and "**MAITRI PARK CO-OPERATIVE HOUSING SOCIETY LTD**", a Co-operative Housing therein referred to as the "**THE SOCIETY**"; that by virtue of said Agreement, the "**VENDORS /TRANSFERORS**" herein have acquired

*Sanjiv Agarwal*  
*Shruti Agarwal*

*Shinde*

*Shinde*

"**TWO FLATS**" i.e. Flat No. 501 admeasuring 1090 sq. ft. on 5<sup>th</sup> Floor in Tower "B" and Flat No. 601 admeasuring 1090 sq. ft. on 6<sup>th</sup> Floor in Tower "B" on Ownership Basis.

**AND WHEREAS** by the virtue of the above the "**VENDORS / TRANSFERORS**" have been absolutely seized and possessed of and otherwise well and sufficiently entitled to and have clear right, title and interest in Flat No. 601, admeasuring about 1090 Sq. ft Carpet Area on 6<sup>th</sup> Floor in Tower "B" in Maitri Park Co-operative Housing Society Ltd., Situated at Sion Trombay Road, Chembur, Mumbai-400071 (hereinafter

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10/20/2020

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20/10/2020

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1

दस्त क्रमांक : 11576/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) चेंबूर

करल - 9		
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2020		

(1) विलेखाचा प्रकार पर्यायी जागेचा करार

(2) मोबदला 4147200

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 16385000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: पर्यायी जागेचा करारनामा, मौजे चेंबूर, सी. टी. एस. नं. 1790 ते 1811 (न्यू सी. टी. एस. नं. 1790 ए), मौजे वटवली, सी. टी. एस. नं. 131 अँड 133 ते 140 (न्यू सी. टी. एस. नं. 131 ए), जुना रुम नं. बी/37/2, तळ मजला, बिल्डिंग नं. बी/37, मॅम्बर पुर्वी वापरत असलेले जुने क्षेत्रफळ 898 चौ. फुट कारपेट त्या नवीन फ्लॅट नं. 501, 5 वा मजला, टॉवर बी, क्षेत्रफळ 1090 चौ. फुट, फ्लॅट नं. 601.6 वा मजला, टॉवर बी क्षेत्रफळ-1090 चौ. फुट. व्ही एन पुरव मार्ग, चेंबूर, मुंबई 400071 ( ( C.T.S. Number: 1790a

(5) क्षेत्रफळ 1) 291.73 चौ.मीटर

(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:- हीरानंदानी कोन्कशन्स प्राईवेट. लिमिटेड तर्फे आदित्य कांदळकर वय:-40, पत्ता:- प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ओलीपिया , ब्लॉक नं: पवई , रोड नं. : , महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AAACH0409H  
2): नाव:-मान्यता देणार मैत्री पार्क को. ओ. हौ. सोसायटी लिमिटेड तर्फे सेक्रेटरी भगवान थधानी वय:-72; पत्ता:-प्लॉट नं: 132/135, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: चेंबूर , रोड नं: एस टी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAAAM2948Q  
3): नाव:-मान्यता देणार मैत्री पार्क को. ओ. हौ. सोसायटी लिमिटेड तर्फे मॅनेजिंग कमिटी मॅम्बर सुरेश अरोरा वय:-60; पत्ता:-प्लॉट नं: 132/135, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: चेंबूर , रोड नं: एस टी रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAAAM2948Q

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-गौरव . अग्रवाल वय:-42; पत्ता:-बी/37/2 , तळ मजला , मैत्री पार्क सी. एच. एस लिमिटेड , चेंबूर , एस. टी. रोड , चेंबूर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400071 पॅन नं:-ADFFPA5446C  
2): नाव:-श्रुती . अग्रवाल वय:-39; पत्ता:-प्लॉट नं: बी/37/2 , माळा नं: तळ मजला , इमारतीचे नाव: मैत्री पार्क सी. एच. एस लिमिटेड , ब्लॉक नं: चेंबूर , रोड नं: आर. सी. मार्ग , महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-AAHPA2145D

(9) दस्तऐवज करून दिल्याचा दिनांक 20/11/2017

(10) दस्त नोंदणी केल्याचा दिनांक 20/11/2017

(11) अनुक्रमांक, खंड व पृष्ठ 11576/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 819500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

## Maitri Park Co-operative Housing Society Ltd.

132/135, SION TROMBY ROAD,  
CHEMBUR, MUMBAI-400071.

Reg..NO.BOM/HSG/2565/1970 Email: maitriprk@gmail.com PHONE 022-25203039

Date: 13/10/2020

To,

MR. GAURAV AGRAWAL

MRS. SHRUTI AGRWAL

Flat no. 601, 6<sup>th</sup> Floor, Tower "B",

Maitri park Co-operative Housing society Ltd,

Sion Trombay Road, Mumbai - 400071.

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