

335/14074

Tuesday, August 29, 2023

8:28 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 16405

दिनांक: 29/08/2023

गावाचे नाव: डोकाळी

दस्तऐवजाचा अनुक्रमांक: टनन5-14074-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: युवराज सुधाकर शिंदे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 640.00

पृष्ठांची संख्या: 32

एकूण:

₹. 30640.00

आपणास मूळ दस्त, धंबनेन प्रिंट, सूची-२ अंदाजे
8:48 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क्र.५

बाजार मूल्य: ₹.6061440.88 /-

मोबदला ₹.6100000/-

भरलेले मुद्रांक शुल्क: ₹. 427000/-

1) देयकाचा प्रकार: DHC रकम: ₹.640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823296316485 दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007355218202324E दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

binds
मुळ दस्त दिला

सूची क्र.2

दुर्यम निबंधक : मह दु नि ठाणे ६

दम्न क्रमांक : 14074/2023

नोंदणी :

Regn 63m

29/08/2023

गावाचे नाव : ढोकाळी

(1) विनिबंधक प्रकार	करारनामा
(2) मोबदला	6100000
(3) बाजान्भाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नन्द करावे)	6061440.88
(4) भू-मापन, नोटडिन्मा व घरक्रमांक(अनल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 701, माळा नं: 7 वा मजला,बिल्डिंग नं.मी.4, इमारतीचे नाव: काफी को ऑप हौ सोला लि, ब्लॉक नं: काव्यधारा कॉम्प्लेक्स, कोलशेत रोड, रोड : ढोकाळी, ठाणे प. इतर माहिती: झोन नं 8/33/4 मदनिकेचे क्षेत्रफळ 631 चौ फुट विन्डअप((Survey Number : 4 (Pt), 3 (Pt), 64/1 (Pt) :))
(5) क्षेत्रफळ	1) 631 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मिलिंद बाळाराम जगताप -- बय:-59; पत्ता:-प्लॉट नं: 701, माळा नं: 7 वा मजला,चि नं मी 4, इमारतीचे नाव: काफी को ऑप हौ सोला लि, ब्लॉक नं: काव्यधारा कॉम्प्लेक्स, रोड नं: कोलशेत रोड,ढोकाळी,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AFHPJ0101M 2): नाव:-राजेशी मिलिंद जगताप -- बय:-53; पत्ता:-प्लॉट नं: 701, माळा नं: 7 वा मजला,चि न मी 4, इमारतीचे नाव: काफी को ऑप हौ सोला लि, ब्लॉक नं: काव्यधारा कॉम्प्लेक्स, रोड नं: कोलशेत रोड,ढोकाळी,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AGDPJ8827D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अनल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-युवराज सुधाकर शिंदे, बय:-32; पत्ता:-प्लॉट नं: 11, माळा नं: 4 था मजला, इमारतीचे नाव: प्रियाचा अपार्टमेंट, ब्लॉक नं: शिवाजी नगर, पंचगंगा सोनायटी जवळ, रोड नं: दुमरी रावोडी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-DFVPS6195K 2): नाव:-चित्रा चंद्रकांत पालाडे लग्नानंतरचे नाव चित्रा युवराज शिंदे बय:-31; पत्ता:-प्लॉट नं: 11, माळा नं: 4 था मजला, इमारतीचे नाव: शियांका अपार्टमेंट, ब्लॉक नं: शिवाजी नगर, पंचगंगा सोनायटी जवळ, रोड नं: दुमरी रावोडी, ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BJZPP5208G
(9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2023
(10)दन्त नोंदणी केल्याचा दिनांक	29/08/2023
(1)अनुक्रमांक,खंड व पृष्ठ	14074/2023
(2)बाज रभावाप्रमाणे मुद्रांक शुल्क	427000
(3)बाज रभावाप्रमाणे नोंदणी शुल्क	30000
(4)शेग	

सह दुर्यम निबंधक, ठाणे क्र.५

मुल्यांकन माठी विचारात घेतलेना तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





CHALLAN
MTR Form Number-6



GRN	MH007355218202324E	BARCODE	[Barcode]		Date	29/08/2023-16:47:54	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	THN1_HQR SUB REGISTRA THANE URBAN 1			PAN No.(If Applicable)	DFVPS6195K					
Location	THANE			Full Name	YUVRAJ SUDHAKAR SHINDE					
Year	2023-2024 One Time			Flat/Block No.	Flat No. 701, 7th Floor, Building No. C-4					
Account Head Details			Amount In Rs.	Premises/Building						
0030046401	Stamp Duty		427000.00	Road/Street	Kafi Co-op. Hsg. Soc. Ltd., Kavyadhara Complex					
0030063301	Registration Fee		30000.00	Area/Locality	Kolshet Road, Dhokali, Thane w					
				Town/City/District						
				PIN	4	0	0	6	0	7
				Remarks (If Any)	PAN2=AFHPJ0101M~SecondPartyName=MILIND BALARAM JAGTAP-					
					<div style="border: 1px solid black; padding: 5px; text-align: center;">ट न न - ५ दस्त क्र. १४०७४/२०२३ २ १३३ Four Lakh Fifty Seven Thousand Rupees Only</div>					
Total			4,57,000.00	Amount In Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	6910333203082920442 2806810272				
Cheque/DD No.				Bank Date	RBI Date	29/08/2023 16:47:54 Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK ठाने-५					
Name of Branch				Scroll No. , Date	Not Verified THANE S					

Department ID : Mobile No. : 9870466129
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुस्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान ब्याग नाही.

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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 29th day of August, 2023.

BETWEEN

1) MR. MILIND BALARAM JAGTAP, age 50 years, PAN: AFHPJ0101M, and 2) MRS. RAJESHRI MILIND JAGTAP, age 53 years, PAN: AGDPJ8827D, both Indian Inhabitants, having address at Flat No. 701, 7th Floor, Building No. C-4, Kafi Co-op. Hsg. Soc. Ltd., Kavyadhara Complex, Kolshet Road, Dhokali, Thane (W) - 400607 hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

1) MR. YUVRAJ SUDHAKAR SHINDE, age 32 years, PAN: Dfvps6195K, and 2) MS. CHITRA CHANDRAKANT PALANDE (After Marriage Name MRS. CHITRA YUVRAJ SHINDE), age 31 years, PAN: BJZPP5208G, both Indian Inhabitants, having address at Flat No. 11, 4th Floor, Priyanka Apartment, Shivaji Nagar, Near Panchaganga Society, 2nd Rabodi, Thane (W) - 400601 hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 31st day of May, 2007 (Registered in the office of Sub-Registrar, Thane - 5 at Doc. No. TNN5-4152-2007 dated 31/05/2007) executed between Puranik Builders Pvt. Ltd, having its office at Flat No. 21, Bhagyavrudhi,

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दस्ता क्र. 98068/2028

Ambedkar Chowk, Nankwadi, Thane - 400601, therein referred to as the "Promoters" of the One Part and Mrs. Shanti Rao Pulapaka & Mr. Shrinivas Rao Pulapaka therein referred to as the "Purchasers (TRANSFERORS herein)" of the Other Part, purchased and acquired all rights, title and interest in Flat No. 701, admeasuring 631 Sq. Ft. Built up area on 7th Floor, in the Building No. C-4, in the "Kafi Co-operative Housing Society Ltd.", of the "Kavyadhara Complex", standing on the property bearing Survey No. 4 (Pt), 3 (Pt), 64/1 (Pt) Village - Dhokali, lying, being and situated at Kolshet Road, Thane (West) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS by virtue of a Registered Agreement dated 03rd day of January, 2015 (Registered in the office of Sub-Registrar, Thane - 1 at Doc. No. TNN1-94-2015 dated 03/01/2015) executed between Mrs. Shanti Rao Pulapaka & Mr. Shrinivas Rao Pulapaka therein referred to as the "TRANSFERORS" of the One Part and Mr. Milind Balaram Jagtap & Mrs. Rajeshri Milind Jagtap therein referred to as the "Purchasers (TRANSFERORS herein)" of the Other Part, purchased and acquired all rights, title and interest in Flat No. 701, admeasuring 631 Sq. Ft. Built up area on 7th Floor, in the Building No. C-4, in the "Kafi Co-operative Housing Society Ltd.", of the "Kavyadhara Complex", standing on the property bearing Survey No. 4 (Pt), 3 (Pt), 64/1 (Pt) Village - Dhokali, lying, being and situated at Kolshet Road, Thane (West) - 400607.

AND WHEREAS the TRANSFERORS have made the entire payment of consideration to the said Mrs. Shanti Rao Pulapaka & Mr. Shrinivas Rao Pulapaka of such being on and thereupon, the

Jagtap Rajeshri - 2 -

Milind

Shanti

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दस्ता क्र. 98008/2015

C-1/32

Ambedkar Chowk, Nankwadi, Thane - 400601, therein referred to as the "Promoters" of the One Part and Mrs. Shanti Rao Pulapaka & Mr. Shrinivas Rao Pulapaka therein referred to as the "Purchasers (TRANSFERORS herein)" of the Other Part, purchased and acquired all rights, title and interest in Flat No. 701, admeasuring 631 Sq. Ft. Built up area on 7th Floor, in the Building No. C-4, in the "Kafi Co-operative Housing Society Ltd.", of the "Kavyadhara Complex", standing on the property bearing Survey No. 4 (Pt), 3 (Pt), 64/1 (Pt) Village - Dhokali, lying, being and situated at Kolshet Road, Thane (West) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS by virtue of a Registered Agreement dated 03rd day of January, 2015 (Registered in the office of Sub-Registrar, Thane - 1 at Doc. No. TNN1-94-2015 dated 03/01/2015) executed between Mrs. Shanti Rao Pulapaka & Mr. Shrinivas Rao Pulapaka therein referred to as the "TRANSFERORS" of the One Part and Mr. Milind Balaram Jagtap & Mrs. Rajeshri Milind Jagtap therein referred to as the "Purchasers (TRANSFERORS herein)" of the Other Part, purchased and acquired all rights, title and interest in Flat No. 701, admeasuring 631 Sq. Ft. Built up area on 7th Floor, in the Building No. C-4, in the "Kafi Co-operative Housing Society Ltd.", of the "Kavyadhara Complex", standing on the property bearing Survey No. 4 (Pt), 3 (Pt), 64/1 (Pt) Village - Dhokali, lying, being and situated at Kolshet Road, Thane (West) - 400607.

AND WHEREAS the TRANSFERORS have made the entire payment of consideration to the said Mrs. Shanti Rao Pulapaka & Mr. Shrinivas Rao Pulapaka of such being on and thereupon, the

Jagtap

Rajeshri - 2 -

Milind

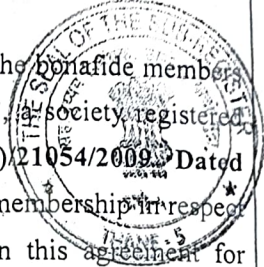
Shanti

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TRANSFERORS have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

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AND WHEREAS the TRANSFERORS are the bonafide members of the "Kafi Co-operative Housing Society Ltd." a society registered under Registration No. TNA/(TNA)/HSG/(TC)/21054/2009. Dated 09/07/2009, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said society, the TRANSFERORS are holding Five fully paid up shares of Rs. 50/- each under Share Certificate No. 25, bearing Distinctive No. 121 to 125 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.



AND WHEREAS the TRANSFERORS out of their own interest have decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.

Genl. Ramesh - 3 -

M. Srinivas

Chandrababu

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The TRANSFERORS have obtained a loan facility from for purchase of the said premises and an outstanding amount is still due and payable by the TRANSFERORS to the said Bank, SAVE AND EXCEPT THE aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any ~~dependens~~ ^{pendens} or easements or attachments either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi - Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.

- D) The TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- E) The TRANSFERORS in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.
- F) Neither the TRANSFERORS nor any of their predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- G) The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFERORS have all the right, title

Prof. Imjapper

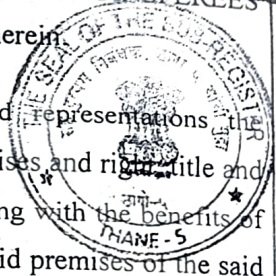
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Y. Shinde
C. D. L. S. S.

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and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society, at and for Lump-sum Price / Consideration of Rs. 61,00,000/- (Rupees Sixty One Lakhs Only).



AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same have been ultimately accepted by the TRANSFERORS and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFERORS hereby agree to sell, assign and transfer and the TRANSFEREES hereby agree to purchase and acquire the right, title and interest in and upon the said premises being Flat No. 701, admeasuring 631 Sq. Ft. Built up area on 7th Floor, in the Building No. C-4, in the "Kafi Co-operative Housing Society Ltd.", of the "Kavyadhara Complex", standing on the property bearing Survey No. 4 (Pt), 3 (Pt), 64/1 (Pt) Village - Dhokali, lying, being and situated at Kolshet Road, Thane (West) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, as and for a Lump-sum Price of Consideration Rs. 61,00,000/- (Rupees Sixty One Lakhs Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership,

[Signature] *[Signature]* - 5 - *[Signature]* *[Signature]*

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दस्तावेज क्र. 980098/2023

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shares, and more
hereunder-written.

particularly described in the SCHEDULE

2. The TRANSFEREES have agree to pay to TRANSFERORS
Lump-sum Price / Consideration of Rs. 61,00,000/- (Rupees
Sixty One Lakhs Only) in the following manner :-

- a. Rs. 1,00,001/- (Rupees One Lakh One Rupees Only) by
IMPS Transaction ID 321321292936 Dated 01/08/2023
Drawn on Bank of Baroda as Token Money before
execution of this Agreement.
- b. Rs. 4,51,000/- (Rupees Four Lakhs Fifty One Thousand
Only) by RTGS Transaction No.
HDFCR52023080376836219 Dated 03/08/2023 Drawn on
HDFC Bank as Part Payment.
- c. Rs. 2,00,000/- (Rupees Two Lakhs Only) by IMPS
Transaction ID 322217193766 Dated 10/08/2023 Drawn on
HDFC Bank as Part Payment.
- d. Rs. 2,00,000/- (Rupees Two Lakhs Only) by IMPS
Transaction ID BARBH23237826812 Dated 25/08/2023
Drawn on Bank of Baroda as Part Payment.
- e. Rs. 49,000/- (Rupees Forty Nine Thousand Only) by
IMPS Transaction ID 323815127840 Dated 25/08/2023
Drawn on HDFC Bank as Part Payment.
- f. Rs. 2,00,001/- (Rupees Two Lakhs One Rupees Only) by
RTGS Transaction No. 323815732696 Dated 26/08/2023
Drawn on Bank of Baroda as Part Payment.
- g. Rs. 2,00,000/- (Rupees Two Lakhs Only) by IMPS
Transaction ID 323815806871 Dated 26/08/2023 Drawn on
Bank of Baroda as Part Payment.

[Signature] *[Signature]* - 6 -

[Signature]
[Signature]

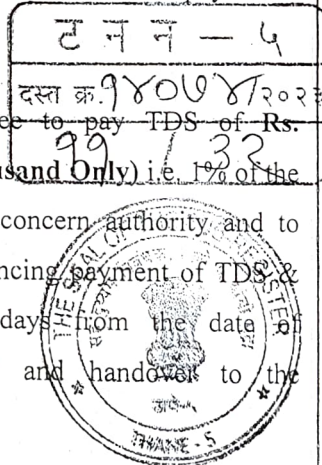
h. **Balance Amount of Consideration of Rs. 46,99,998/- (Rupees Forty Six Lakhs Ninety Nine Thousand Nine Hundred Ninety Eight Only)** by obtaining loan from any Bank / Financial Institution as **Full and Final Payment** after registration of this Agreement and within **30 days** from handing over Mortgage NOC from Society, all Original Document and other related paper from the TRANSFERORS to TRANSFEREES. (with an arrangement that an outstanding amount or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to _____ against the outstanding loan of the TRANSFERORS in respect of the said premises and the balance amount of consideration shall be pay to the TRANSFERORS).

i. The TRANSFERORS have agree to pay TDS of Rs. **61,000/- (Rupees Sixty One Thousand Only)** i.e. 1% of the value of this Agreement to the concern authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the TRANSFEREES.

3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFERORS shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES, free from all the encumbrances charges, equity, etc.

Best Ranjaydev -7-

Shinde
Salve



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4. After realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFERORS shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.
5. The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREES in equal proportions. The TRANSFERORS shall also hand over their previous agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises, for the purpose of their record.
6. The TRANSFEREES hereby agree that, on becoming the members of the said society, the TRANSFEREES shall abide by all the bye-laws, rules and regulations adopted by the society.
7. The TRANSFERORS hereby state, declare and confirm that, the TRANSFEREES shall be entitled to get transferred the Electricity Meter installed in the said premises to their name and the TRANSFERORS shall, if required give their fullest co-operation in that regard.
8. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFERORS or

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any person on their behalf or who may claim through them or in trust for them, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.



9. The TRANSFERORS hereby declare that, the said premises shall be made free from all encumbrances and liabilities i. e. all the liabilities towards Municipal Taxes, Electricity Bills, Society's Maintenance and other charges, etc. upto the date of possession shall be cleared by TRANSFERORS. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.
10. The TRANSFERORS further declare that, they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or they may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFERORS shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.

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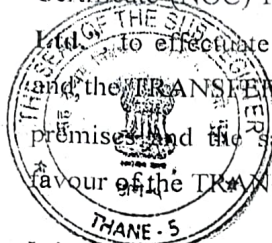
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11. The TRANSFERORS shall obtain the necessary No Objection Certificate (NOC) from the "Kafi Co-operative Housing Society Ltd." to effectuate the legal perfect transfer of the said premises and the TRANSFERORS have confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.



12. It is mutually agreed by and between the parties that, the aforesaid consideration includes the cost of the said shares and benefits annexed to the said premises and various deposits paid by the TRANSFERORS to the said society.
13. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFERORS hereby undertakes to render their fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.
14. The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
15. The TRANSFERORS shall indemnify and keep indemnified to the TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.

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16. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.

17. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

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:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 701, admeasuring 631 Sq. Ft. Built up area on 7th Floor, in the Building No. C-4, in the "Kafi Co-operative Housing Society Ltd.", of the "Kavyadhara Complex", standing on the property bearing Survey No. 4 (Pt), 3 (Pt), 64/1 (Pt) Village - Dhokali, lying, being and situated at Kolshet Road, Thane (West) - 400607, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

Basu Rajeshwar

Y. Guinde
Chandole

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:: RECEIPT ::

RECEIVED of and from 1) MR. YUVRAJ SUDHAKAR SHINDE & 2) MS. CHITRA CHANDRAKANT PALANDE (After Marriage Name MRS. CHITRA YUVRAJ SHINDE) (TRANSFEREES), amount of Rs. 14,00,002/- (Rupees Forty Lakhs Two Only) as the Earnest Money Part Payment against the sale of Flat No. 701, admeasuring 551 Sq. Ft. Built up area on 7th Floor, in the Building No. C-4, in the "Kafi Co-operative Housing Society Ltd.", of the "Kavyadhara Complex", situated at Kolshet Road, Thane (West) - 400607. in the following manner :

Sr. No.	Rupees	*Cheque No.	Dated	Drawn on
1)	Rs. 1,00,001/-	321321292936	01/08/2023	Bank of Baroda
2)	Rs. 4,51,000/-	HDFCR52023080376836219	03/08/2023	HDFC Bank
3)	Rs. 2,00,000/-	322217193766	10/08/2023	HDFC Bank
4)	Rs. 2,00,000/-	BARBH23237826812	25/08/2023	Bank of Baroda
5)	Rs. 49,000/-	323815127840	25/08/2023	HDFC Bank
6)	Rs. 2,00,001/-	323815732696	26/08/2023	Bank of Baroda
7)	Rs. 2,00,000/-	323815806871	26/08/2023	Bank of Baroda

*Subject to realization of Cheque.

Rs. 14,00,002/-
WE SAY RECEIVED

Jagtap

MR. MILIND BALARAM JAGTAP

Rajeshri

MRS. RAJESHRI MILIND JAGTAP

"TRANSFERORS"

WITNESSES :-

1) *R. B. B.*

2) *S. D. Shinde*



महाराष्ट्र शासन

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नोंदणीचे प्रमाणपत्र.



क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/२९०५४/सन ०९/०९
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की

काफी को-ऑप.हौसिंग सोसायटी लि.,

चिल्डींग नं. सी -४, सर्वे नं. ४ (पार्ट), ३ (पार्ट) आणि ६१/१ (पार्ट),
डोकाली, कोलशेत रोड, ठाणे (प), ता.जि.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टिएनए/(टिएनए)/एचएसजी/(टिसी)/२९०५४/०९, दिनांक ०९/०७/२००९ ने नोंदण्यात आलेली आहे."

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थाचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.



स्थळ :- ठाणे.

दिनांक :- ०९/०७/२००९.

(Signature)
(राजेंद्र वीर)

उपनिबंधक
सहकारी संस्था, ठाणे शहर, ठाणे.

आयकर विभाग
INCOME TAX DEPARTMENT
YUVRAJ SUDHAKAR SHINDE
SUDHAKAR DHONDUGIRAO SHINDE
26/09/1990
Permanent Account Number
DFVPS6195K

भारत सरकार
GOVERNMENT OF INDIA
युवराज सुधाकर शिंदे
Yuvraj Sudhakar Shinde
जन्म वर्ष / Year of Birth : 1990
पुरुष / Male
5620 6111 4268

आयकर विभाग
INCOME TAX DEPARTMENT
CHITRA CHANDRAKANT PALANDE
CHANDRAKANT MISHNU PALANDE
31/03/1991
Permanent Account Number
BJZPP5208G

भारत सरकार
GOVERNMENT OF INDIA
चित्रा चंद्रकान्त पालंदे
Chitra Chandrakant Palande
जन्म वर्ष / Year of Birth : 1991
स्त्री / Female
5282 3813 2513

आयकर विभाग
INCOME TAX DEPARTMENT
MILIND BALARAM JAGTAP
BALARAM EMMANUJAGTAP
15/07/1963
Permanent Account Number
AHP10101M

भारत सरकार
Government of India
मिहिर बळाराम जगताप
Milind Balaram Jagtap
जन्म तारीख / DOB : 15/07/1963
पुरुष / Male
7941 4229 6566

दस्तावेज नं. १४०७४/२०२३
२०/१३

आयकर विभाग
INCOME TAX DEPARTMENT
RAJESHRI MILIND JAGTAP
JAGANNATH DAGDUGAIKWAD
04/04/1969
Permanent Account Number
AGDPJ8827D

भारत सरकार
Government of India
राजेश्री मिहिर जगताप
Rajeshri Milind Jagtap
जन्म तारीख / DOB : 04/04/1969
स्त्री / Female
6347 4571 8473

बाबू रामभाऊ दोंगरे
Babu Ramnchau Dongare
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male
7381 8011 2135

भारत सरकार
GOVERNMENT OF INDIA
सुधाकर धोंडजीराव शिंदे
Sudhakar Dhondjirao Shinde
जन्म तारीख / DOB : 09/04/1959
पुरुष / MALE
Mobile No. : 9869444338
8444 4690 8900

बाबू — सामान्य माणसाचा अधिकार