

Receipt (pavl)

335/18296

Thursday, November 09, 2023

2:29 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 21282

दिनांक: 09/11/2023

गावाचे नाव: चितळसर मानपाडा
दस्तऐवजाचा अनुक्रमांक: टनन5-18296-2023
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: निखिल आर शिंदे - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
2:48 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

सह दुय्यम निबंधक, ठाणे क्र. ५

बाजार मूल्य: ₹.5070499.2384 /-

मोबदला ₹.4990000/-

भरलेले मुद्रांक शुल्क : ₹. 355500/-

1) देयकाचा प्रकार: DHC रकम: ₹.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123092906391 दिनांक: 09/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010779073202324M दिनांक: 09/11/2023

बँकेचे नाव व पत्ता:

Shinde

मुळ दस्त दिला



सूची क्र.2

दुय्यम निबंधक : मद्र दू.नि.ठाणे 5

दम्न क्रमांक : 18296/2023

नोदणी :

Regn:63m

09/11/2023

गावाचे नाव : चितळसर मानपाडा

(1)विनिंखाचा प्रकार	करगरनामा
(2)मोवदना	4990000
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5070499.2384
(4) भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मांजे चितळसर मानपाडा,मदनिका नं.104,1 वा मजला,बिल्डींग नं.ग-5,शुभारंभ फेज-2 को ऑ हौ सो लि,शुभारंभ फेज-2 कॉम्प्लेक्स, टिक्कीनी वाडी रोड,चितळसर मानपाडा,ठाणे प,मदनिकेचे क्षेत्र 450 चौ.फुट कार्पेट,(झोन नं.7/31/ए)- मदनिकेचा दर - 1,15,100/- ((GAT NUMBER : 63, हिम्मा नं.3,4ग,5ग ;))
(5) क्षेत्रफळ	1) 450 चौ.फुट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निलेश कोडिबा फडतरे - - वय:-46; पत्ता:-प्लॉट नं: मी-25 , माळा नं: -, इमारतीचे नाव: भग्न मट्टन को ऑ हौ सो लि , ब्लॉक नं: कोपरी कॉलनी, रोड नं: ठाणे पु, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:- AKKPP8207C
(8)दम्नगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-निखिल आर शिंदे - - वय:-25; पत्ता:-प्लॉट नं: बी-33 , माळा नं: -, इमारतीचे नाव: शिवशक्ती अपार्टमेंट, ब्लॉक नं: देवेंद्र इण्डस्ट्री जवळ , रोड नं: यशोधन नगर,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-HDBPS5914J 2): नाव:-राजेश परशुराम शिंदे - - वय:-51; पत्ता:-प्लॉट नं: बी-33, माळा नं: -, इमारतीचे नाव: शिवशक्ती अपार्टमेंट, ब्लॉक नं: देवेंद्र इण्डस्ट्री जवळ, रोड नं: यशोधन नगर,ठाणे प, महाराष्ट्र, ठाणे. पिन कोड:-400606 पॅन नं:-BUJPS3964D
9) दम्नगेवज करून दिल्याचा दिनांक	09/11/2023
10)दम्न नोंदणी केल्याचा दिनांक	09/11/2023
11)अनुक्रमांक,खंड व पृष्ठ	18296/2023
12)वाजारभावाप्रमाणे मुद्रांक शुल्क	355500
13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

:-



Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH010779073202324M	BARCODE	[Barcode]		Date	08/11/2023-13:37:08	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAI No.(If Applicable)				
Office Name	THN5_THANE NO 5 JOINT SUB REGISTRA			Full Name	NIKHIL R SHINDE			
Location	THANE			Flat/Block No.	FLAT NO 104, 1ST FLOOR, BLDG NO A-5			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SHUBHARAMBH PHASE II CHSL, CHITALSAR MANPADA			
0030046401	Stamp Duty	355500.00		Area/Locality	THANE W			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 6 1 0			
				Remarks (If Any)				
				SecondPartyName	ESHKGNBIB/PHADTARE			
				<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>ट न न - 4</p> <p>दस्त क्र. 96228 / 2023</p> <p>2 / 30</p> </div>				
Total		3,85,500.00		Amount In Words	Three Lakh Eighty Five Thousand Five Hundred Rupee			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023110800736-09123M214381		
Cheque/DD Details				Bank Date	RBI Date	09/11/2023-14:10:47 Not Verified with RBI		
Cheque/DD No.				Bank-Branch	PUNJAB NATIONAL BANK THANE 5			
Name of Bank				Scroll No. , Date	Not Verified with Scroll			
Name of Branch								

Department ID : Mobile No. : 9930957333
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

दस्तावेज चालन केवल दय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Handwritten Signature]

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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 07th day of November, 2023.

BETWEEN

MR. NILESH KONDIBA PHADTARE, age 46 years, PAN. AKKPP8207C, Indian Inhabitants, having address at C-25, Bharat Mahal Co-operative Housing Society Ltd., Opp Fire Brigade, Kopri Colony, Thane [E] - 400603, hereinafter referred to as **"THE TRANSFEROR"** [which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns] **THE PARTY OF THE FIRST PART.**

AND

1] **MR. NIKHIL R. SHINDE** age 25 years, PAN. HDBPS5914J, and
2] **MR. RAJESH PARSHURAM SHINDE** age 51 years, PAN. BUJPS3964D, both Indian Inhabitants, having address at B-33, Shivshakti Apartment, Near Devendra Industry, Yashodhan Nagar, Thane [w] - 400606, hereinafter called **"THE TRANSFEREES"** [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns] **THE PARTY OF THE SECOND PART.**


[TRANSFEROR]


[TRANSFEREE]
Page no. - 1 -


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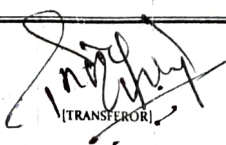
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दस्तावेज क्र. 97288/2003

WHEREAS by virtue of a Registered article of **AGREEMENT FOR SALE** dated 22nd day of February 2001 [Registered with the Sub-Registrar of Thane at Doc. No. TNN-690-2001; dated 22-03-2001] executed between **M/s. KWALITY CONSTRUCTION**, having office at 2nd Floor, Mustafa Bldg., Sir P. M. Road, Fort, Mumbai - 400001, therein referred to as **'THE PROMOTERS'**, of the **ONE PART**, and **MR. NILESH KONDIBA PHADTARE** therein referred to as **'THE PURCHASER'**, of the **OTHER PART**, now [the **TRANSFEROR** herein] has purchased and acquired all rights, title and interest in **Flat No. 104**, admeasuring **450 Sq. Feet. [Carpet]** area, on the **1st Floor**, in the **Building No. A-5**, in the said Complex known as **"SHUBHARAMBH PHASE - II"**, standing on the plot of land bearing **Gut No. 63, Hissa Nos. 3, 4A, 5A, Village - CHITALSAR MANPADA**, lying, being and situated at Shubharambh Complex, Tiku-ji-ni wadi Road, Chitalsar Manpada, Thane [w] - 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 MR. NILESH KONDIBA PHADTARE, the **PURCHASER** therein, now [the **TRANSFEROR** herein], has made the entire payment of consideration to the said **M/s. KWALITY CONSTRUCTION**, of such being on and thereupon, **MR. NILESH KONDIBA PHADTARE**, the **PURCHASER** therein, now [the **TRANSFEROR** herein], has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS MR. NILESH KONDIBA PHADTARE, the **PURCHASER** therein, now [the **TRANSFEROR** herein], is the bonafide member of **"SHUBHARAMBH PHASE - II Co-Operative Housing Society Ltd."**, a society registered under **Registration No. TNA / [TNA] / HSG / [TC] / 14867/2003 Dated 30/06/2003** 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 member of the said society, the **TRANSFEROR** is holding five fully paid up shares of Rs. 50/- each under **Share Certificate No. 136**, bearing **Distinctive No. 0676 to 0680 [Both Inclusive]**, [hereinafter referred to as the **SAID SHARES**] and thus the **TRANSFEROR** has clear and marketable title in respect of the said premises and thus the **TRANSFEROR** is well and


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sufficiently entitled to the said premises and has 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 **TRANSFEROR** out of his own desire & interest has decided to sell the aforesaid premises on **OWNERSHIP BASIS**

AND WHEREAS the **TRANSFEREES** being in need of permanent & suitable accommodation, came to know of the same, approached the **TRANSFEROR** whereupon the **TRANSFEROR** represented to the **TRANSFEREES** that :

- A) That he is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has / have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **TRANSFEROR** personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispens or easements or attachments either before or after judgment. The **TRANSFEROR** has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The **TRANSFEROR** has not mortgaged the said premises with any institutions and the said premise is free from all encumbrances, charges, lien, etc.
- E) The **TRANSFEROR** has paid all the necessary charges of any nature whatsoever in respect of the said premises and the **TRANSFEROR** has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- F) The **TRANSFEROR** in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the

[Signature]
[TRANSFEROR]

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like nature in the said premises and has not dealt with or disposes of the said premises in any manner whatsoever.

- G) Neither the **TRANSFEROR** nor any of his 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.
- H) The **TRANSFEROR** has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the **TRANSFEROR** and/or against the said premises or any part thereof.
- I) The **TRANSFEROR** is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement.
- J) The **TRANSFEROR** has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFEREES** and the **TRANSFEROR** has all the right, title 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. 49,90,000/- [Rupees Forty Nine Lakh Ninety Thousand Only].

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


[TRANSFEROR]


[TRANSFEE] Page no. - 4 -


[TRANSFEE]

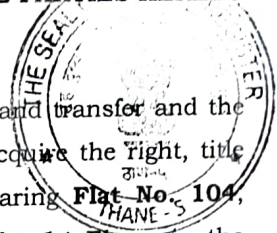
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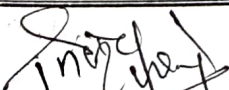
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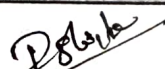
AND NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-



1. The **TRANSFEROR** hereby agrees 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 bearing **Flat No. 104**, admeasuring **450 Sq. Feet. [Carpet]** area, on the **1st Floor**, in the **Building No. A-5**, of the **"SHUBHARAMBH PHASE - II Co-Operative Housing Society Ltd."**, in the said Complex known as **"SHUBHARAMBH PHASE - II"**, standing on the plot of land bearing **Gut No. 63, Hissa Nos. 3, 4A, 5A, Village - CHITALSAR MANPADA**, lying, being and situated at Shubharambh Complex, Tiku-ji-ni wadi Road, Chitalsar Manpada, Thane [w] - 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/CONSIDERATION of Rs. 49,90,000/- [Rupees Forty Nine Lakh Ninety Thousand Only]** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.
2. The **TRANSFEREES** have agreed to pay to **TRANSFEROR** a **LUMP-SUM PRICE/CONSIDERATION of Rs. 49,90,000/- [Rupees Forty Nine Lakh Ninety Thousand Only]** in the following manner:-
 - a) **Rs. 1,00,000/- [Rupees One Lakh Only]** by Cheque No. **011044** Dated **23-10-2023** Drawn on **UNION BANK**, towards the payment as **TOKEN MONEY** before execution of this Agreement.
 - b) **Rs. 5,00,000/- [Rupees Five Lakh Only]** by NEFT/RTGS UTR No. **YESBR52023110299335493** Dated **02-11-2023** Drawn on **YES BANK**, towards the payment as **PART PAYMENT** before execution of this Agreement.
 - c) **Rs. 5,00,000/- [Rupees Five Lakh Only]** by NEFT/RTGS UTR No. **UBINH23307865993** Dated **03-11-2023** Drawn on **UNION BANK**,

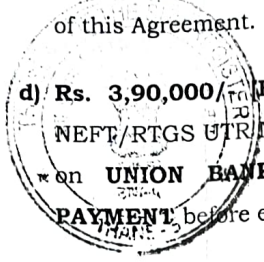

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[TRANSFEREES]

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towards the payment as **FURTHER PART PAYMENT** before execution of this Agreement.



d) **Rs. 3,90,000/-** [Rupees Three Lakh Ninety Thousand Only] by NEFT/RTGS UTR No. **UBINH23308940108** Dated **04-11-2023** Drawn on **UNION BANK**, towards the payment as **FURTHER PART PAYMENT** before execution of this Agreement.

e) The **TRANSFEREES** have agreed to pay the **BALANCE AMOUNT OF CONSIDERATION** of **Rs. 35,00,000/-** [Rupees Thirty Five Lakh Only] by availing loan from any bank / Financial Institution directly in the name of **TRANSFERORS** by Pay Order / D.D. / Cheque as **FULL AND FINAL PAYMENT** after registration of this Agreement payable within 30 working days after handing over NOC from Society and List of documents or papers of the said premises required by the **TRANSFEREES** Bank. The Original Chain Agreements and other related original documents or papers of the said premises shall be given by the **TRANSFERORS** to **TRANSFEREES** at the time of disbursement of the Balance Amount of Consideration from the **TRANSFEREES** Bank.

However, if the **TRANSFEREES** are unable to pay remaining balance amount to the **TRANSFEROR**, on or before due date then the **TRANSFEREES** will be liable to pay interest at **@18% PER ANNUM** charge on the balance amount and if the **TRANSFEREES** fail to pay the balance amount after 10 days from the respective due date as stated in clauses above, then this Agreement shall stand null & void and also terminated / cancelled whereby an amount of Rs. _____/- will be forfeited and the remaining **EARNEST AMOUNT OF CONSIDERATION** paid by the **TRANSFEREES** shall be refunded by the **TRANSFEROR** to the **TRANSFEREES** and then after the **TRANSFEROR** shall retain ownership of the said premises as before.

3. The **TRANSFEREES** have paid an amount of **Rs. 14,90,000/-** [Rupees Fourteen Lakh Ninety Thousand Only] as and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** as more particularly described also in the receipt hereunder written and the payment and receipt whereof, the **TRANSFEROR** hereby admit and acknowledge and

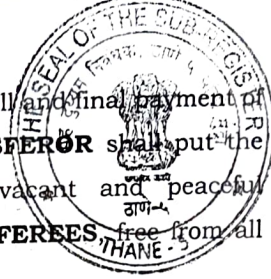
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[TRANSFEREE]

hereby release, acquit and discharge the **TRANSFEREES** from the payment thereof absolutely and forever.

4. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the **TRANSFEROR** 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.
5. The **TRANSFEROR**, after realization of receipt of full and final amount of consideration shall has no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through himself or through his 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 **TRANSFEROR** shall keep the **TRANSFEREES** indemnified from all the liabilities and / or claim against the said premises.
6. The **TRANSFEROR** and **TRANSFEREES** shall make necessary application as contemplated in the society's bye - law no. 38 [a]. The **TRANSFEROR** will also give the necessary resignation of the membership etc., in order to effectuate the legal transfer of the said premises and also the share certificate, in the name of **TRANSFEREES** and obtain the necessary sanction as per the bye - laws, rules and regulations of the society. Accordingly the **TRANSFEROR** has given a notice under bye - law no. 38 [a] to the society of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the **TRANSFEREES**.
7. **THE TRANSFER FEES OF THE SOCIETY SHALL BE BORNE BY THE TRANSFEREES ALONE.**
8. The **TRANSFEROR** shall make an application for transfer of shares under bye - law no. 38 [b] [i]. The **TRANSFEROR** and **TRANSFEREES** shall also make application for transfer of membership and for induction the **TRANSFEREES** as member under bye - law no. 38 [d] [ii]. The **TRANSFEROR** shall also hand over his previous agreement, allotment letter, last maintenance charges receipt, last electricity bill



[Signature]
[TRANSFEROR]

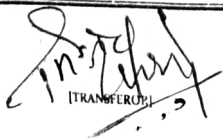
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Page no. - 7 -

[Signature]
[TRANSFEREE]

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दस्तावेज 9/2023 / 2023
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and other records amounting to the title of the premises for the purpose of their record.

9. The **TRANSFEREES** hereby agrees that, on becoming the members of the said society, the **TRANSFEREES** shall abide by all single bye laws, rules and regulations adopted by the society.
10. The **TRANSFEROR** hereby states, declares and confirms that the **TRANSFEREES** shall be entitled to get transferred the Electricity/MGL Meter installed in the said premises to their name and the **TRANSFEROR** shall, if required give his fullest co-operation in that regard.
11. 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 **TRANSFEROR** or any person on him behalf or who may claim through him or in trust for him, 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.
12. The **TRANSFEROR** hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. 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.
13. The **TRANSFEROR** further declares that he has full right and absolute authority to enter into this agreement and that he has 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 he may be prevented from entering into this agreement or


[TRANSFEROR]


[TRANSFEEEE]
Page no. - 8 -

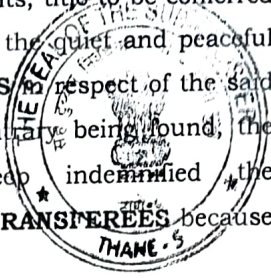

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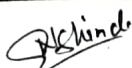
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transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the **TRANSFEREES** in respect of the said premises may be disturbed. In the event contrary being found, the **TRANSFEROR** shall indemnify and keep indemnified the **TRANSFEREES** from any loss caused to the **TRANSFEREES** because of the defect in title.



14. The **TRANSFEROR** shall obtain the necessary **NO OBJECTION CERTIFICATE [NOC]** from "**SHUBHARAMBH PHASE - II Co-Operative Housing Society Ltd.**", to effectuate the legal perfect transfer of the said shares allotted by the society, and have also confirmed with the Society for the transfer of the said shares in respect of the said premises in favour of the **TRANSFEREES** herein.
15. 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 **TRANSFEROR** to the said society.
16. The **TRANSFEROR** hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said premises.
17. 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 **TRANSFEROR** hereby undertakes to render his 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.
18. The **TRANSFEROR** hereby agrees 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**.


[TRANSFEROR]


[TRANSFEE]
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[TRANSFEE]

दस्त क्र. 9226/2023
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The **TRANSFEROR** and **TRANSFEREES** shall indemnify and keep 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**.

20. 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**.

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

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 104, admeasuring 450 Sq. Feet.

[Carpet] area, on the 1st Floor, in the Building No. A-5, of the

"SHUBHARAMBH PHASE - II Co-Operative Housing Society Ltd.", in the

said Complex known as "SHUBHARAMBH PHASE - II", standing on the plot

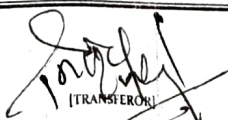
of land bearing Gut No. 63, Hissa Nos. 3, 4A, 5A, Village - CHITALSAR


MANPADA, lying, being and situated at Shubharambh Complex, Tiku-ji-ni

wadi Road, Chitalsar Manpada, Thane [w] - 400607, within the limits of

Thane Municipal Corporation and within the Registration District and Sub-

District of Thane.


[TRANSFEROR]


[TRANSFEE]
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[TRANSFEE]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED
By the Withinnamed "TRANSFEROR"

[Handwritten signature of Nilesh Kondiba Phadtare]



MR. NILESH KONDIBA PHADTARE

In presence of

[Handwritten signature]

1] RAJENDRA GHAG *[Handwritten signature]*

2] Ashish Sharma *[Handwritten signature]*

SIGNED SEALED AND DELIVERED
By the Withinnamed "TRANSFEREES"

[Handwritten signature of Nikhil R. Shinde]

MR. NIKHIL R. SHINDE



[Handwritten signature of Rajesh Parshuram Shinde]

MR. RAJESH PARSHURAM SHINDE



In the presence of

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दस्त क्र १२६६ / २०२३
१० / ३०

1] *[Handwritten signature]*

2] *[Handwritten signature]*



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[TRANSFEROR]

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[TRANSFEE] Page no. - 11 -

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[TRANSFEE]

३७७-५
१८२८८ / २०२३
१८ / ३० :: RECEIPT ::

RECEIVED of and from **MR. NIKHIL R. SHINDE & MR. RAJESH PARSHURAM SHINDE [TRANSFEREES]** a sum of **Rs. 14,90,000/- [Rupees Fourteen Lakh Ninety Thousand Only]** as and by way of **EARNEST MONEY PAYMENT OF CONSIDERATION** against the sale of said Flat No. 104, admeasuring **450 Sq. Feet. [Carpet]** area, on the **1st Floor**, in the Building No. A-5, of the **"SHUBHARAMBH PHASE - II Co-Operative Housing Society Ltd."**, in the said Complex known as **"SHUBHARAMBH PHASE - II"**, standing on the plot of land bearing **Gut No. 63, Hissa Nos. 3, 4A, 5A, Village - CHITALSAR MANPADA**, lying, being and situated at Shubharambh Complex, Tiku-ji-ni wadi Road, Chitalsar Manpada, Thane [w] - 400607, by following manner:-

SR. NO.	AMOUNT IN RUPEES	CHEQUE/RTGS NO.	DATE	DRAWN ON
1	Rs. 1,00,000/-	011044	23-10-2023	UNION BANK
2.	Rs. 5,00,000/-	YESBR 52023110299335493	02-11-2023	YES BANK
3.	Rs. 5,00,000/-	UBINH 23307865993	03-11-2023	UNION BANK
4.	Rs. 3,90,000/-	UBINH 23308940108	04-11-2023	UNION BANK


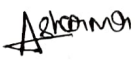
* Subject to the realization of Cheque/s.

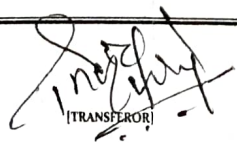
Rs. 14,90,000/-
I SAY RECEIVED



MR. NILESH KONDIBA PHADTARE
"TRANSFEROR"

WITNESSES :-

- 1] 
- 2] 



[TRANSFEROR]



[TRANSFEREE]
Page no. - 12 -



[TRANSFEREE]

Annexure "D"

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दस्ता क्र. १२६६ / २०२३
१६ / ३०

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 B.24)

SANCTION OF DEVELOPMENT

PERMISSION/~~PERMISSION~~

(For Bldg.No.A-1, A-2, A-3, A-4, A-5, B-1, B-2 - Gr.Floor

For A-6 & A-7 - Ground Floor only.



V. P. No. 2000/23/ TMC/TDD 970 Date 17/8/2000

To, Shri/Smt. Shashikant Deshmukh. (Architect)

Shri/Smt. Rajesh Kabra & Others. (Owner)

Sir, _____

With reference to your application No. 931 dated 27/6/2000 for development permission/~~development permission~~ under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. _____

in Village Chitwalsar Manpada Section No. _____ Ward No. _____ situated at Road/Street _____ S. No./ City S. No./ F. P. No. / Gut No. 63, H.No. 3, 4 (Pt) & 5 (Pt) H. No./T. No. 3, 4 (Pt) & 5 (Pt).

The development permission / ~~development permission~~ is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted
- 2) The development permission / ~~development permission~~ shall remain valid for a period of one year commencing from the date of its issue.
- 3) This permission does not entitle you to develop the land which does not vest in you.
- 4) N.A. Permission should be submitted before Commencement Certificate.
- 5) Storm Water Drain should be constructed as per sanctioned plan before first Occupation Certificate.
- 6) The compound Wall should be constructed according to the measurement plan of T.I.L.R. dated 20, 22 & 23/5/2000 before the first plinth certificate.
- 7) The agreement in respect of the land under D.P. Road should be submitted before commencement Certificate.
- 8) The right of way/Access given to the land bearing Gut No.63, H.No.1 & 2 will not be allowed to close.

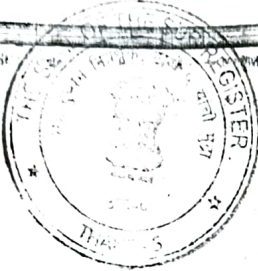
WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



Yours faithfully,

[Handwritten signature]

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दस्त क्र. १८२६६/२०२३
२२ / ३०



THANE MUNICIPAL CORPORATION, THANE,
(Regulation No. 37)
Occupancy Certificate **410**

करिता
इमारत क्र. बी१, बी२ - एक अंश ७ मध्ये
अ१, अ२, अ३, अ४, अ५ - एक अंश तात मध्ये

V. P. No. २०००/२३ TMC/TOD ०१०६ Date १५/३/०२

To,
श्री. शशी देवसुख आणि अतो. [वा.पि.]
१०२, कोयार्ड टॉपर, प्रेतांनी रोड,
नीपाडा, ठाणे.
करिता-राजेश कात्रा व इतर

Sub : बापर परवाना इमारत क्र. अ१ ते अ५ व बी१, बी२ चे
मट क्र. ५२, डि. क्र. २, ५ [अ], ५ [अ] मधील मॉ. चिह्नकार-
मानपाडा, ठाणे.

Ref. : V. P. No. २०००/२३, दि. २०/०३/२००२
Your Letter No. ५ [अ], ५ [अ]

Sir,
The part ~~part~~ development work/~~part~~ ~~of~~ building/ part building
No. अ१ ते अ५ व बी१, बी२ situated at कोयार्ड टॉपर मानपाडा Road/Street दिवुविनीपाडी रोड
Ward No. - Sector No. ५
Village/TPS No. - under the supervision of स. व्ही. देवसुख Licensed
~~Surveyor/Engineer/Structural Engineer/Superintendent/Architect/Licence No.~~ १०१/५६/२२६२
may be occupied on the following Conditions.

- अटी :- १] पाणीपुरवठा विभागाकडील नाहरकत पत्र क्र. उपनगर अभियंता/३१, वा. पु. विभाग,
परिपत्रक "क" दि. ११.३.०२ मधील अटी बंधनकारक राहतील.
२] ड्रेनेज विभागाकडील नाहरकत पत्र क्र. ओएस/दिसमती/डोडी/७१ दि. ११.३.२००२ मधील अटी
आपणावर बंधनकारक राहतील.
३] ड्रेनेज विभागाकडील नाला धब्याबाबतचे नाहरकत पत्र ठामपा/सु३/ड्रेनेज/४६५ दिनांक
१३.३.२००२ मधील अटी आपणावर बंधनकारक राहतील.
४] स्ट्रिम वाटर ड्रेनेज विभागाकडील नाहरकत पत्र क्र. ओएस/दिसमती/डोडी/तीई/१८८
दि. १४.३.२००२ मधील अटी आपणावर बंधनकारक राहतील.

A set of certified completion plan is returned herewith

Office No. _____
Office Stamp _____
Date : _____
Copy to :

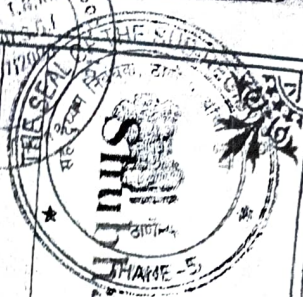
Yours faithfully,



[Handwritten signature]
उप नगर अभियंता,
[निर्माण व विकास]

- १) Collector of Thane.
२) Dy. Mun. Commissioner, Zone _____
३) E. E. (Water works), TMC
४) Assessor, Tax Dept. TMC
५) Vigilance Dept. TMC

Municipal Corporation of
the city of Thane.



Shubharambh Phase II Co-op. Hsg. Society Ltd.

Regd No TN(A/TNA)/HSG/ (TC)/14857/2003 dt. 30.6.2003
Thiruj-N.-Wasi Road Chitambar Mampada Thane (West) - 400 007

Share Certificate

Certificate No. 136

Authorized Share Capital Rs. 50,000 / Divided into 1120 shares each of Rs. 50/- only.

Member Registered with No. _____

This is to certify that Share / s of Nitesh Padtare

of Thane is the registered holder of Five shares from No. 0676 -

of Rs. 50/- each (Rs. Fifty each) in the Shubharambh Phase II Co-op Hsg. Society Ltd., Thane (W) subject to the Bye-laws of the said Society and that up to each of said shares the sum of rupees fifty has been paid.

Given under the common seal of the said Society at Thane this 10th day of Sept 2003


Chairman


Hon. Secretary