

SCANNED

20357/2023

READ THE DOCUMENTS
CAREFULLY BEFORE
YOU PROCEED

Agreement

for

Sale

READ THE DOCUMENTS
BEFORE
PROCEED

Receipt (pavti)

76/20357
Thursday, November 16, 2023
11:22 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 23059 दिनांक: 16/11/2023

गावाचे नाव: मिरे
दस्तऐवजाचा अनुक्रमांक: टनन4-20357-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: पांडुरंग बाळा पाटकर . .

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 38

रु. 30000.00
रु. 760.00

एकूण:

रु. 30760.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
11:42 AM ह्या वेळेस मिळेल.

सह. दुय्यम Sub Registrar, Thane 4
ठाणे. क्र. ४

बाजार मूल्य: रु.3703807 /-
मोबदला रु.4750000/-
भरलेले मुद्रांक शुल्क : रु. 332500/-

1) देयकाचा प्रकार: DHC रकम: रु.760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123158302532 दिनांक: 16/11/2023
वॅकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010943505202324M दिनांक: 12/11/2023
वॅकेचे नाव व पत्ता:

Halkar
मुळ दस्तऐवज परत मिळाला

1/1

16/11/23, 11:47 AM

16/11/2023

(1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेद नमुद करावे)

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

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल ते

(7) दस्तऐवज करून देणा-या/लिहून ठेवण पक्षकाराचे नाव किंवा दिवाणी न्यायालय हुकुमनामा किंवा आदेश असल्यास, प्रतिवा नाव व पत्ता.

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेर

मुल्यांकनामाठी विचारात घेतलेला

मुद्रांक शुल्क आकारताना निवडलेल

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 20357/2023

नोंदणी :

Regn:63m

16/11/2023

गावाचे नाव : मिरे

क्र.	विवरण	करारनामा
(1)	विलेखाचा प्रकार	करारनामा
(2)	मोबदला	4750000
(3)	बाजारभाव(भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3703807
(4)	भू-मापन,पोटहिम्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मीजे मिरे,वॉर्ड क्यु,विभाग 5/22,सर्वे क्र. 10/पै,सदनिका क्र.104,1ला मजला,गंगा,मानसरोवर गंगा जमुना को-ऑप. हौ. सोसा. ली.,मानसरोवर कॉम्प्लेक्स,मिरा भाईदर रोड,मिरा रोड पू. ठाणे.401107. क्षेत्रफळ 37.91 चौ.मी.विअप.((Survey Number : 10/P ;))
(5)	क्षेत्रफळ	1) 37.91 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:-अजय बाबुराव मोरे . . वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सदनिका क्र.104,1ला मजला, गंगा, मानसरोवर गंगा जमुना को-ऑप. हौ. सोसा. ली., मानसरोवर कॉम्प्लेक्स, मिरा भाईदर रोड, मिरा रोड पू. ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-APHPM5718B
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पांडुरंग बाळा पाटकर . . वय:-28; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: वांद्रे, 102/2, न्यू साफ्ल्य सीएचएस, खेरवाडी पोस्ट ऑफिसच्या मागे, वांद्रे पूर्व, मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400051 पॅन नं:-CJKPP5167Q
(9)	दस्तऐवज करून दिल्याचा दिनांक	16/11/2023
(10)	दस्त नोंदणी केल्याचा दिनांक	16/11/2023
(11)	अनुक्रमांक,खंड व पृष्ठ	20357/2023
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	332500
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)	शेरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक बर्ग-२
ठाणे. क्र. ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PANDURANG BALA PATKAR	eChallan	69103332023111313129	MH010943505202324M	332500.00	SD	0005748117202324	16/11/2023
2		DHC		1123158302532	760	RF	1123158302532D	16/11/2023
3	PANDURANG BALA PATKAR	eChallan		MH010943505202324M	30000	RF	0005748117202324	16/11/2023

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

Valuation ID 20231116377

मूल्यांकनाचे वर्ष 202
जिल्हा ठाणे
मूल्य विभाग तालु
उप मूल्य विभाग 5/2
क्षेत्राचे नांव Mii

वार्षिक मूल्य दर तक्त्यानुसार मूल्यद
खुली जमीन निवासी सट
28700 97700

बांधीव क्षेत्राची माहिती
बांधकाम क्षेत्र(Built Up)- 37.9
बांधकामाचे वर्गीकरण- 1-3
उद्दवाहन सुविधा - आहे

Sale Type - Resale
Sale/Resale of built up Property c

मजला निहाय घट/वाढ

घसा-यानुसार मिळकतीचा प्रति चै

A) मुख्य मिळकतीचे मूल्य

Applicable Rules

एकत्रित अंतिम मूल्य

Used at	Deface Number	Deface Date
SD	0005748117202324	16/11/2023
RF	1123158302532D	16/11/2023
RF	0005748117202324	16/11/2023

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20231116377	16 November 2023,10:34:39 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/22-व्यु) मिरा गावातील सर्व्हे क्रमांक				
क्षेत्राचे नांव	Mira Bhaindar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#10		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
28700	97700	111980	122100	111980	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	37.91 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - Resale		First Sale Date - 22/12/2005			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.97700/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((97700-28700) * (100 / 100)) + 28700. = Rs.97700/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 97700 * 37.91 = Rs.3703807/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3703807 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3703807/- = ₹ सदतीस लाख तीन हजार आठ शे सात/-			

Home

Print

सह. दुखम निबंधक बर्ग-२
ठाणे. क्र. ४

ट न न ४

दस्त क्र. २०३५० / २०२३

९ ३८



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123158302532	Date 15/11/2023
Received from self, Mobile number 0000000000, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 10 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 15/11/2023
Bank CIN 10004152023111502407	REF No. 331916156375
This is computer generated receipt, hence no signature is required.	

[Handwritten Signature]

[Handwritten Signature: Hotkar]

ट न न ४
दस्त क्र २०३५० / २०२३
२ ३८





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1123158302532 Receipt Date 16/11/2023

Received from self, Mobile number 0000000000, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 20357 dated 16/11/2023 at the Sub Registrar office Joint S.R.Thane 4 of the District Thane.

DEFACED

₹ 760

DEFACED

Payment Details

Bank Name SBIN	Payment Date 15/11/2023
Bank CIN 10004152023111502407	REF No. 331916156375
Deface No 1123158302532D	Deface Date 16/11/2023

This is computer generated receipt, hence no signature is required.

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दस्त क्र. 20340/2023
३३८





CHALLAN
MTR Form Number-6



GRN	MH010943505202324M	BARCODE		Date	12/11/2023-13:54:31	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			Full Name	PANDURANG BALA PATKAR		
Location	THANE						
Year	2023-2024 One Time			Flat/Block No.	104, GANGA, MANSAROVAR GANGA JAMUNA		
				Premises/Building	CHSL		
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	332500.00		Road/Street	MANSAROVAR COMPLEX		
0030063301	Registration Fee	30000.00		Area/Locality	MIRA ROAD EAST THANE		
				Town/City/District			
				PIN	4 0 1 1 0 7		
				Remarks (If Any)	SecondPartyName=AJAY BABURAO MORE--		
				Amount In	Three Lakh Sixty Two Thousand Five Hundred Rupees		
Total	3,62,500.00		Words	Only			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332023111313129	734320077
Cheque/DD No.	ट न न ४		Bank Date	13/11/2023-17:19:31	Not Verified with RBI		
Name of Bank	दस्त क्र. 20346/2023		Bank Branch	IDBI BANK			
Name of Branch			Scroll No.	Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

[Handwritten Signature]

[Handwritten Signature: Hatkar]

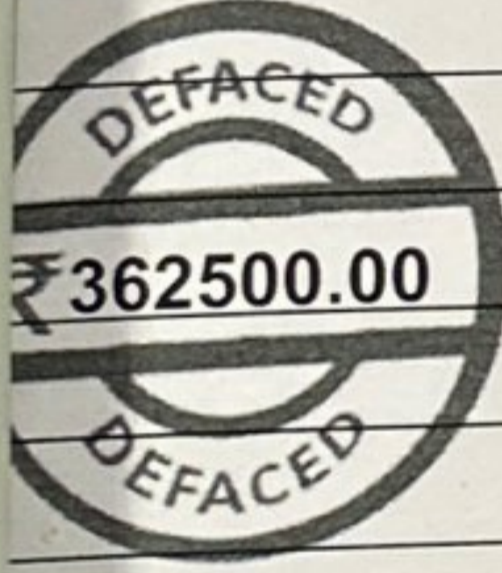


CHALLAN
MTR Form Number-6



GRN	MH010943505202324M	BARCODE		Date	12/11/2023-13:54:31	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)			
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR	Full Name	PANDURANG BALA PATKAR				
Location	THANE	Flat/Block No.	104, GANGA, MANSAROVAR GANGA JAMUNA				
Year	2023-2024 One Time	Premises/Building	CHSL				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	332500.00	MANSAROVAR COMPLEX	MIRA ROAD EAST THANE		4 0 1 1 0 7
0030063301 Registration Fee	30000.00				
Remarks (If Any) SecondPartyName=AJAY BABURAO MORE-					
Total	3,62,500.00	Amount In	Three Lakh Sixty Two Thousand Five Hundred Rupees		
		Words	Only		



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332023111313129	734320077
Cheque/DD No.		Bank Date	RBI Date	13/11/2023-17:19:31	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 15/11/2023		

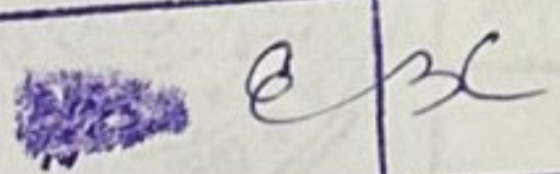
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तावेजां लागू आहे. नोंदणी न करावयाच्या दस्तावेजां लागू नाही.
Mobile No. : 8080377377

दस्त क्र. 20340/2023
५ 3C



Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-76-20357	0005748117202324	16/11/2023-11:22:44	IGR116	30000.00

GRN : MH010943505202324M		Amount : 3,62,500.00	Bank : IDBI BANK	Date : 12/11/2023-13:54:31
2	(IS)-76-20357	0005748117202324	16/11/2023-11:22:44	IGR116
Total Defacement Amount			332500.00	3,62,500.00

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 दस्त क्र 20340 / 2023




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Date : 12/11/2023-13:54:31
332500.00
3,62,500.00

ट न न ४
दस्त क्र. 20340/2023
6 3C



Agreement for Sale

This Agreement for Sale is made and entered into at Bhayander, this 16th day of November 2023, BETWEEN Mr. Ajay Baburao More Adult/s, Indian Inhabitant/s, having address at Flat No. 104, Ganga, society known as Mansarovar Ganga Jamuna C.H.S. Ltd., Mansarovar Complex, Mira Bhayander Road, Mira Road (E), Dist: Thane, hereinafter called the "V e n d o r / T r a n s f e r o r / s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include) his/hers/theirs, heirs executors, administrators and assigns of the ONE PART AND Mr. Pandurang Bala Patkar Adult/s Indian inhabitant/s presently residing at Bandra, 102/2, New Safalya CHS, Behind Kherwadi Post Office, Bandra East, Mumbai - 400051, hereinafter called the "P u r c h a s e r / T r a n s f e r e e / s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/theirs, heirs, executors, administrators and assigns) of the OTHER PART.

1

Whereas by an Agreement dtd. 22/12/2005 entered between M/s. Sagar Pooja Associates referred as the "Builders/Promoters" therein and One Mr. Vithalbhai U. Patel (through his C.A. Mr. Vallabhbai N. Patel) herein referred as the "Purchaser/s" (hereinafter called as 1st Purchaser/s) therein and said M/s. Sagar Pooja Associates agreed to sell to the 1st Purchaser/s and the 1st Purchaser/s agreed to purchase from them a flat being Flat No. 104, on the First floor, in the building known as Ganga, society known as Mansarovar Ganga Jamuna C.H.S. Ltd., situated at Mansarovar Complex, Mira Bhayander Road, Mira Road (E), Dist : Thane, Admeasuring 408 Sq. Ft. equivalent to 37.91 Sq. mtrs. Built-up Area, at the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder:

A N D the said original Agreement for Sale dtd. 22/12/2005 is/was lodged for registration at the office of the Sub-Registrar of Assurance at Mumbai/Thane under Registration No. _____ on _____.

AND WHEREAS the 1st Purchaser/s Mr. Vithalbhai U. Patel (through his C.A. Mr. Vallabhbai N. Patel) herein had sold the said flat to 2nd Purchaser/s Mr. Bhavesh Bhikhalal Sondagar & Mr. Bhikhalal Kanjibhai Sondagar through vide Agreement dated 29/05/2008 duly stamped and registered under Document No. TNN10-5370-2008 dated 29/05/2008 on terms and conditions mentioned therein.

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AND WHEREAS the 2nd Purchaser/s Mr. Bhavesh Bhikhalal Sondagar & Mr. Bhikhalal Kanjibhai Sondagar herein had sold the said flat to 3rd Purchaser/s Mr. Dhanesh Bharat Chikhale through vide Agreement dated

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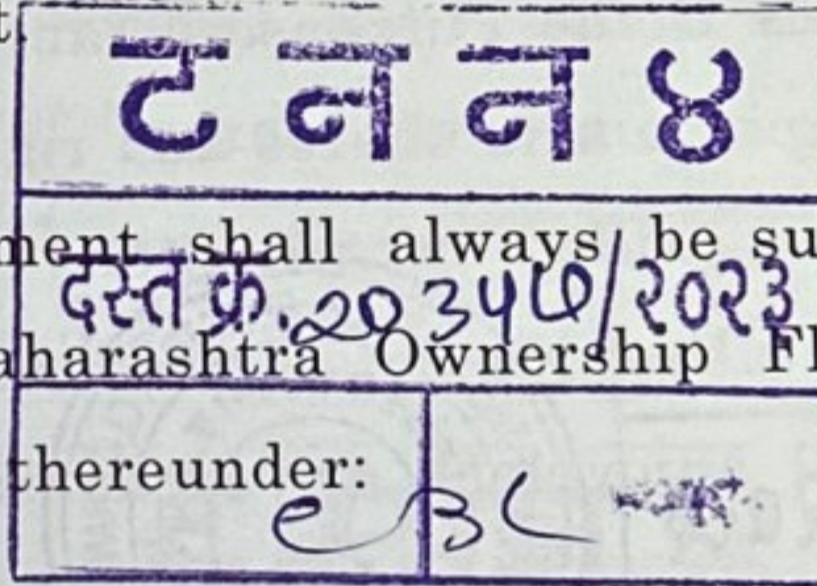
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20/02/2009 duly stamped and registered under Document No. TNN10-01116-2009 dated 20/02/2009 on terms and conditions mentioned therein.

AND WHEREAS the 3rd Purchaser/s Mr. Dhanesh Bharat Chikhale herein had sold the said flat to 4th Purchaser/s Mr. Ajay Baburao More through vide Agreement dated 19/08/2013 duly stamped and registered under Document No. TNN10-7016-2013 dated 19/08/2013 on terms and conditions mentioned therein.

A N D the 1st Purchaser/s has/have paid entire purchase price of the said flat to the said builders as per the agreement recited hereinabove AND the said builders admitted and confirmed that no amount is due & payable by the 1st Purchaser/s herein in respect of the said flat and the 1st Purchaser/s herein has/have taken actual possession of the said flat

A N D this agreement shall always be subject to the provision of the Maharashtra Ownership Flats Act, 1963, and the rules made thereunder:



A N D the Vendor/Transferor/s has/have agreed to sell the Purchaser/Transferee/s and the Purchaser/Transferee/s has/have agreed to purchase from the Vendor/Transferor/s the said flat being Flat No. 104, on the First floor in the building known as Ganga, society known as Mansarovar Ganga Jamuna C.H.S. Ltd., situated at Mansarovar Complex, Mira Bhayander Road, Mira Road (E), Dist : Thane, with the fixtures, fittings and amenities provided therein by the builders for the agreed consideration and the parties hereto are desirous of executing this agreement for sale in respect thereof.

The Vendor/Transferor/s is/are legal bonafide member of the Mansarovar Ganga Jamuna Co-operative Housing Society Ltd., a society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act, 1960 under No. T.N.A. (TNA) / HSG / TC / 17834 of 2006-2007 dt. 27/09/2006, with its registered office at the same building and whereas such member is/are registered share holder of five fully paid up shares bearing distinctive nos. from 16 to 20 (both inclusive) & Share Certificate No. 4 for total face value of ₹ 250/- of the said society standing in his/her/their name/s and whereas such members and share holders the Vendor/ Transferor/s has/have full right, interest and ownership and possession of the said flat in the said society's building situated at Mira Road (E), Dist : Thane.

A N D the Purchaser/Transferee/s is/are desirous of acquiring the said shares and rights of the said flat with all deposits and contributions made by the Vendor/ Transferor/s with various local authorities for the beneficial enjoyment and occupation of the said flat.

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A N D the Vendor/Transferor/s has/have agreed to sell assign and transfer to the Purchaser/Transferee/s all the said shares and rights of the said flat and handover vacant & peaceful possession of the said flat to the Purchaser/Transferee/s at and for the total consideration of ₹ 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousand Only) together with all deposits and contributions made by the Vendor/ Transferor/s either through the said builders or the said society with various local authorities for the beneficial, enjoyment and occupation of the said flat.

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AND the Purchaser/Transferee/s has/have agreed to purchase the said shares and rights of the said flat with all deposits and contributions and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in his/her/their name with permanent right of use and occupation of the said flat.

: NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Vendor/Transferor/s shall sell, assign, and transfer all his/her/their rights, title and interest in respect of the said flat together with all the said shares and deposits and benefits thereof to the Purchaser/Transferee/s at and for the total consideration of ₹47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousand Only) and the Purchaser/Transferee/s agrees to pay to the Vendor/ Transferor/s on/or before execution hereof entire amount of agreed consideration of ₹ 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousand Only) in the following manner ;

a) ₹ 7,00,000/- (Rupees **दस लाख** Only) The Purchaser/s shall pay to the Vendor/s on/or before the execution of this agreement as and by way of payment of the agreed consideration.

b) ₹ 40,50,000/- (Rupees Forty Lakhs Fifty Thousand Only) the Purchaser/s shall pay to the Vendor/s on/or before _____ as and by way of Full & Final Payment of the agreed consideration (being the loan amount from the financial institution).



A N D Vendor/Transferor/s doth hereby admit and acknowledge to have received the said sum of ₹7,00,000/- (Rupees Seven Lakhs Only) being Part Payment and the Vendor/Transferor/s hereby acquit, release and discharge every part thereof to the Purchaser/Transferee/s forever only on receipt of the balance amount of the agreed consideration.

2. The Vendor/Transferor/s declare that all amounts pertaining to the said flat and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders or the said society and also agree and undertake to pay all dues if any to the said society or any other authorities for the period till possession of the said flat is handover to the Purchaser/Transferee/s and thereafter he/she/ they will not be liable for the same.

3. The Vendor/Transferor/s declare that he/she has/have obtained necessary permission from the said society as required to transfer all his/her rights, title and interest in r/o the said flat including shares and deposits in favour of the Purchaser/Transferee/s and agree and undertake to co-operate and assist with the Purchaser/s for

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perfectly and effectively transferring the said flat with all benefits thereof into the Purchaser/Transferee/s.

4. The Vendor/Transferor/s declare that he/she/they has/have full right and absolute power and authority to sell assign and transfer to the Purchaser/Transferee/s all his/her/their rights, title and interest in respect of the said flat and that no other person or persons has/ have any right, title and interest or claim or demand of any nature whatsoever into over upon the said flat or any part thereof either by way of "Sale, Exchange, Mortgage, Gift,

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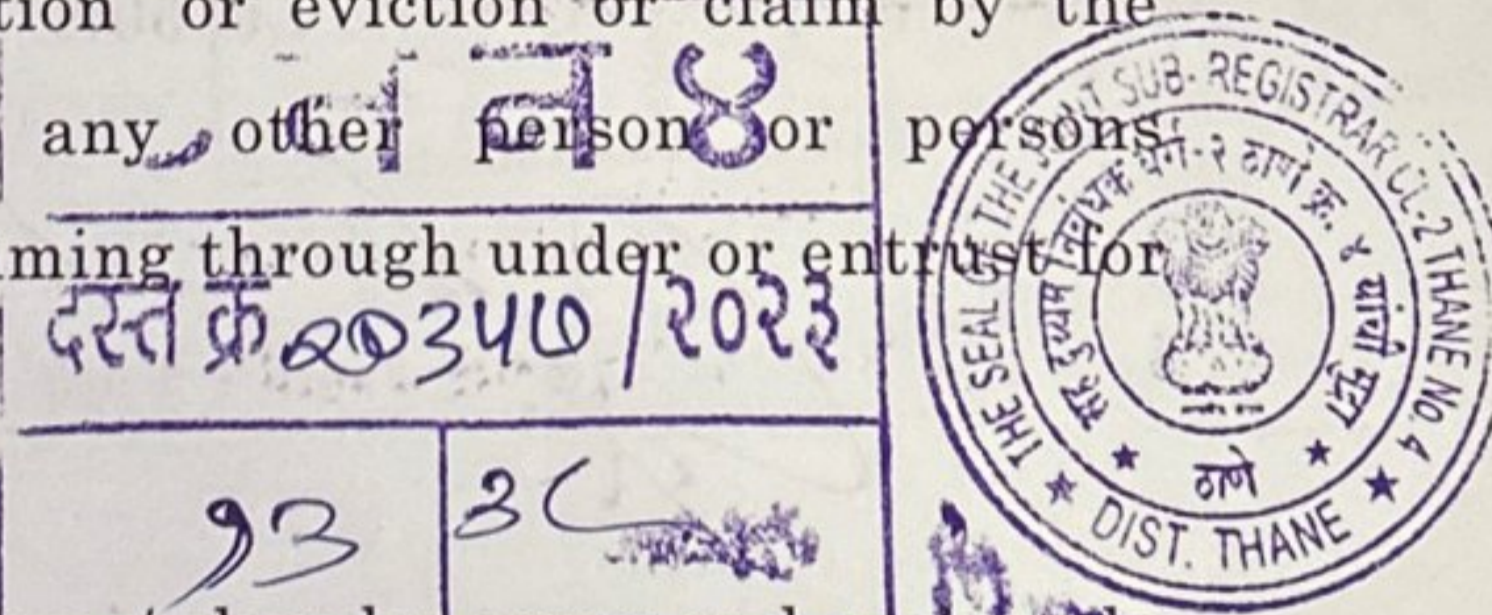
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Trust, Lien Or Tenancy" or otherwise over the said flat and the said flat is absolutely free from all attachments and encumbrances beyond reasonable doubts and hereby agree and undertake to indemnify and keep indemnified to the Purchaser/Transferee/s against all such acts, actions, claims demands, proceedings, costs and expenses arising from any third person or persons relating to the said flat.

5. The Vendor/Transferor/s hereby agree and undertake that immediately on full & final payment hereof he/she/they will handover peaceful vacant possession of the said flat to the Purchaser/Transferee/s along with all the relevant documents including bills, receipts, vouchers, correspondence etc. standing in his/her/their name and also agrees to handover the original agreement for sale when received by him/her/them duly registered.

6. The Vendor/Transferor/s declare that on and after full & final payment hereof and/or on given possession of the said flat to the Purchaser/Transferee/s the Purchaser/Transferee/s shall be exclusive owner of the rights, title and interest in r/o the said flat which the Vendor/Transferor/s have in the said flat and then the Purchaser/Transferee/s shall peacefully hold, possess, occupy and enjoy the said flat without any let or hindrance or denial or demand or interruption or eviction or claim by the Vendor/Transferor/s or any other person or persons lawfully or equitably claiming through under or entrust for the Vendor/Transferor/s.



7. The Vendor/Transferor/s hereby agree and undertake to execute all further agreements, conveyance, affidavits, undertakings and forms etc. in favour of the Purchaser/Transferee/s as and when required by the Purchaser/Transferee/s and/or the said society for perfectly

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Handwritten signature and stamp.

and effectively transferring the said flat with all benefits thereof including all amount standing to the credit of the Vendor/Transferor/s in the records of the said society towards deposit loan, stock bonds, sinking fund, dividend etc. unto the purchaser, entirely at the cost of the Purchaser/Transferee/s.

8. This agreement has been concluded between the parties here to on the basis of the representation of the Vendor/Transferor/s that his/her/their agreement with the builders for purchase of the said flat and his/her/ their membership with the said society are valid and subsisting and no notice of requisition or acquisition of the flat or termination of membership has/have been received by him/her/them. The Purchaser/Transferee/s declare that he/she/they has/have inspected all documents in r/o the said flat and fully satisfied thereof.

9. All expenses incidental to this agreement including stamp duty, registration charges etc, if any payable on this agreement shall be borne and paid by the Purchaser/Transferee/s only who shall also be liable to pay all outgoing in r/o the said flat as and when due for payment. It is specifically agreed that both the parties shall pay any transfer premium payable to the said society in equal proportion hereto i.e. 50%.

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The schedule of the premises referred to above :

Residential Flat No. 104, on the First floor, in the building known as Ganga, society known as Mansarovar Ganga Jamuna C.H.S. Ltd., situated at Mansarovar Complex, Mira Bhayander Road, Mira Road (E), Dist : Thane, Admeasuring 408 Sq. Ft. equivalent to 37.91 Sq. mtrs. Built-up Area, on all that piece or parcel of land or ground lying, being, situate at Village Mira, Taluka and Dist : Thane, within the limits of Mira-Bhayander Municipal Corporation and in the Registration Dist and Sub-District of Thane and bearing Mira-Bhayander Survey No. 10/P

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R. C. C. Ground + _____ Upper Floors

Year of Construction _____

Depreciation Allowed _____%

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*In witness whereof the parties hereto have hereunder to set
and subscribed their respective hands on the day and the
year first hereinabove written:*

Signed Sealed & Delivered by the
withinamed "Vendor/Transferor/s"



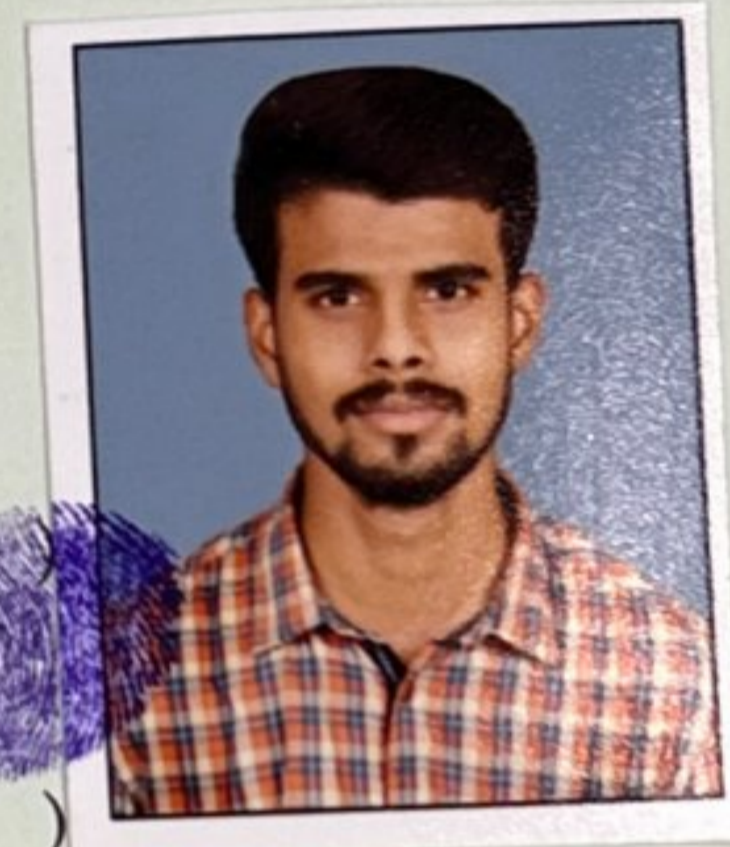
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Mr. Ajay Baburao More

in presence of

- 1. *[Signature]*
- 2. *[Signature]*

Signed Sealed & Delivered by the
withinamed "Purchaser/Transferee/s"



[Signature]

Mr. Pandurang Bala Patkar

in presence of

- 1. *[Signature]*
- 2. *[Signature]*

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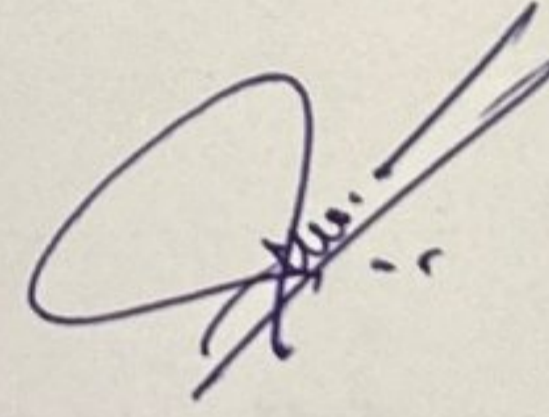
Received on/or before execution hereof of and from withinamed "Purchaser/Transferee/s" a sum of ₹ 7,00,000/- (Rupees Seven Lakhs Only) being Part Payment of agreed consideration as mentioned herein and paid to me/us in the following manner:-

₹ 3,00,000/- in Cheque No. 133143 dated 06/11/2023 drawn on Yes Bank, Tarapur, Boisar.

₹ 2,00,000/- in Cheque No. 133144 dated 08/11/2023 drawn on Yes Bank, Tarapur, Boisar.

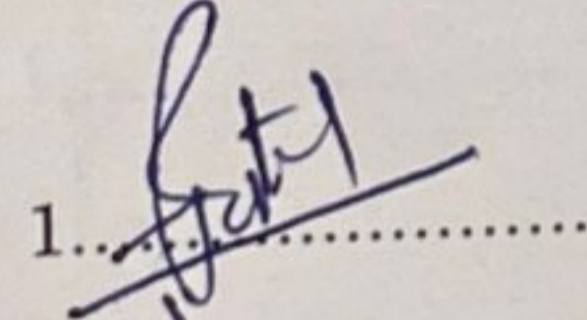
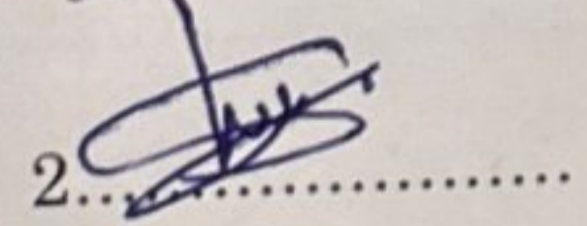
₹ 2,00,000/- in Cheque No. 133146 dated 11/11/2023 drawn on Yes Bank, Tarapur, Boisar.

I/We Say Received Rupees 7,00,000/-



Mr. Ajay Baburao More
Vendor/Transferor/s.

Witnesses:-

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: Receipt :

Received on/or before execution hereof of and from withinamed "Purchaser/Transferee/s" a sum of ₹40,50,000/- (Rupees Forty Lakhs Fifty Thousand only) being Full & Final Payment of agreed consideration as mentioned herein and paid to me/us in the following manner:-

₹ _____/- in Cash/DD/PO/Cheque No. _____ dated _____ drawn on _____.

₹ _____/- in Cash/DD/PO/Cheque No. _____ dated _____ drawn on _____.

I/We Say Received Rupees 40,50,000/-

Mr. Ajay Baburao More
Vendor/Transferor/s.

Witnesses:-

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393/7016 पावती Original/Duplicate
Monday, August 19, 2013 नोंदणी क्र. :39म
3:58 PM Regn.:39M

पावती क्र.: 8833 दिनांक: 19/08/2013

गावाचे नाव: मिरे
दस्तऐवजाचा अनुक्रमांक: टनन10-7016-2013
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: अजय बाबुराव मोरे

नोंदणी फी रु. 24000.00
दस्त हाताळणी फी रु. 640.00
डाटा एन्ट्री रु. 20.00
पृष्ठांची संख्या: 32

एकूण: रु. 24660.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाज 4:07 PM ह्या वेळेस मिळेल.

सहस्रमुखीप निबंधक ठाणे-१४

बाजार मुल्य: रु.2267500/-

मोबदला: रु.2400000/-

भरलेले मुद्रांक शुल्क :

रु. 144000/-

“समाशोधनाचे अधिन राहून”

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.24000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 658788 दिनांक: 16/08/2013

बँकेचे नाव व पत्ता: State Bank Of Hyderabad

2) देयकाचा प्रकार: By Cash रक्कम: रु 660/-

“मूळ दस्त व स्कॅन्ड प्रिंट मिळाली”

total 25 68 660

75% 19,20,000 = 18,00,000

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 7016/2013

नोदणी :

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गावाचे नाव : 1) मिरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2400000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2267500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: वॉर्ड क्यु, विभाग 5/22, मध्ये सदनिका क्र.104,1ला मजला, गंगा, मानसरोवर गंगा जमुना को ऑप हौ सोसा ली, मानसरोवर कॉम्प्लेक्स, मिरा भाईन्दर रोड, मिरारोड पू. ठाणे.401107. क्षेत्र 37.91 चौ.मी.बिअप.((Survey Number : 10/पी ;))
(5) क्षेत्रफळ	1) 37.91 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:-धनेश भारत चिखले वय:-33; पत्ता:-प्लॉट नं: 104, माळा नं: 1ला मजला, इमारतीचे नाव: गंगा मानसरोवर जमुना सोसा, ब्लॉक नं: मानसरोवर कॉम्प्लेक्स, रोड नं: मिरारोड पू., . पिन कोड:-401107 पॅन नं:-AGTPC3104E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजय बाबुराव मोरे वय:-30; पत्ता:-प्लॉट नं: 17, माळा नं: -, इमारतीचे नाव: नगिन सोमा भगत चाळ, ब्लॉक नं: सुकरवाडी एम.जी. रोड, रोड नं: बोरीवली पू मुंबई, . . पिन कोड:-400066 पॅन नं:-APHPM5718B
(9) दस्तऐवज करून दिल्याचा दिनांक	19/08/2013
(10)दस्त नोंदणी केल्याचा दिनांक	19/08/2013
(11)अनुक्रमांक,खंड व पृष्ठ	7016/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	144000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण आधी केलेले मुल्यांकन कारणाचा तपशील आधी केलेले मुल्यांकन
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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