

AGREEMENT FOR TRANSFER

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 23rd day of September, 2016

BETWEEN

1) MR. SUNIL NANDKUMAR PAWAR, age 39 years, having PAN NO. APEPP4135Q, and 2) MR. DATTAPRASAD NANDKUMAR PAWAR, age 43 years, having PAN NO. AJJPP8818M, both Indian Inhabitant, having address at Flat No. 102, 1st Floor, Bldg. No. H-2, Sai Darshan Lok Vruksha H-1 & H-2 CHS Ltd., Lok Upvan Phase II, Majiwade, Thane (W)-400610 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

MR. KANJIRATHINGAL JOSEPH THOMAS, age 50 years, having PAN NO. CNOPK0413N, Indian Inhabitant, having address at 7A, Second Floor, Ek Siddhi CHS, Behind Pratap Theatre, Kolbad Road, Thane West- 400601, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a registered article of AGREEMENT FOR SALE dated 22nd day of May, 2004 [Registered with the Sub-Registrar of Thane bearing Doc. No. TNN-2-04922-2004, by Receipt No. 4926, on dated 22/06/2004] executed between M/s. Azofen Private Limited, having office at Lok Bhavan, Lok Bharti Complex, Marol Maroshi Road, Andheri (East), Mumbai-400059, therein referred to as



पत्र क्रमांक - 4
वस्तु क्रमांक 90003/2095
27/25

S. N. Pawar.

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"THE DEVELOPERS", of the **ONE PART** and **Mr. Santosh D. Thakur and Mrs. Dipti Santosh Thakur**, therein referred to as **'THE PURCHASERS'** of the **OTHER PART**, has purchased and acquired all rights, title and interest in **Flat No. 102**, admeasuring **53.43 Sq. Mtrs.** i. e. **575 Sq. Feet. (Built-up)** area on **1st Floor**, of the **Building No. H-2**, in the **"Sai Darshan Lok Vruksha H1 & H2 Co-Operative Housing Society Ltd."**, in the **"Lok Upvan Phase II"**, standing on the plot of land bearing **Survey No. 162,163,164/1&2 & 342/B**, **Village - Majiwade**, lying, being and situated at **Off. Pokharan Road No. 2**, **Mrs. Gladys Alwares Road, Thane (W)-400610**, 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"**.



WHEREAS by virtue of registered article of **AGREEMENT FOR SALE** dated **01st day of November, 2011** [Registered with the Sub-



Registrar of Thane bearing Doc. No. **TNN-5-09753-2011**, by Receipt No. **9874** on dated **01/11/2011**] executed between **Mr. Santosh D. Thakur**



and **Mrs. Dipti Santosh Thakur**, therein referred to as **'THE TRANSFERORS'**, of the **ONE PART** and **Mr. Sunil Nandkumar**

and **Mr. Dattaprasad Nandkumar Pawar** therein referred to as **'THE TRANSFEREES'**, of the **OTHER PART**, has purchased and

acquired all rights, title and interest in **Flat No. 102**, admeasuring **53.43**

Mrs. i. e. 575 Sq. Feet. (Built-up) area on **1st Floor**, of the **Building**

No. H-2 in the **"Sai Darshan Lok Vruksha H1 & H2 Co-Operative**

Housing Society Ltd.", in the **"Lok Upvan Phase II"**, standing on the

plot of land bearing **Survey No. 162,163,164/1&2 & 342/B**, **Village -**

Majiwade, lying, being and situated at **Off. Pokharan Road No. 2**, **Mrs. Gladys Alwares Road, Thane (W)-400610**, within the limits of **Thane Municipal Corporation**, and within the **Registration District and Sub-**

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दस्त क्रमांक 90003/2098
5128

S.N. Pawar
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District of Thane, which flat hereinafter referred to as the "SAID PREMISES".

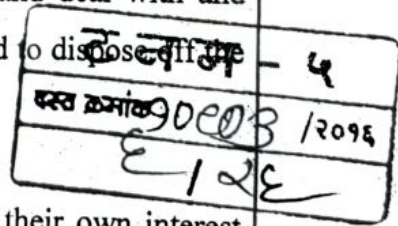
AND WHEREAS the TRANSFERORS has made the entire payment of consideration to the said Mr. Santosh D. Thakur and Mrs. Dipti Santosh Thakur of such being on and thereupon, the TRANSFERORS has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

AND WHEREAS the TRANSFERORS are the bonafide member of "Sai Darshan Lok Vruksha H1 & H2 Co-Operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/20435/2009 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. bearing Distinctive No. 146 to 150 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear 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 of 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 TRANSFEREE being in need of permanently suitable accommodation, came to know of the same,

- 3 -



S. N. Pawar.

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[Signature]



23/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 10903/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) माजिवडे

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	5500000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5853500



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

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: सदनिका क्र.102, पहिला मजला, बिल्डींग नं.एच-2, साई दर्शन लोक वृक्ष एच1 आणि एच2 को.ऑ.ही.सो.लि., लोक उपवन फेज-2, पोखरण रोड नं.2 समोर, ग्लॅंडीज अल्वारीस रोड, माजिवडे, ठाणे प. क्षेत्रफळ-575 चौ.फूट बिल्टअप, झोन नं.6/24/1/एफ((Survey Number : 162, 163, 164/1&2 & 342/B ;))

(5) क्षेत्रफळ

1) 575 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-सुनील नंदकुमार पवार -- वय:-39; पत्ता:-प्लॉट नं: 102, माळा नं: पहिला मजला, इमारतीचे नाव: बिल्डींग नं.एच-2, साई दर्शन लोक वृक्ष एच1 आणि एच2 को.ऑ.ही.सो.लि., लोक उपवन फेज-2, ब्लॉक नं: -, रोड नं: माजिवडे, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-APEPP4135Q

2): नाव:-दत्तप्रसाद नंदकुमार पवार -- वय:-43; पत्ता:-प्लॉट नं: 102, माळा नं: पहिला मजला, इमारतीचे नाव: बिल्डींग नं.एच-2, साई दर्शन लोक वृक्ष एच1 आणि एच2 को.ऑ.ही.सो.लि., लोक उपवन फेज-2, ब्लॉक नं: -, रोड नं: माजिवडे, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AJJPP8818M

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

1): नाव:-कांजीरथींगल जोसेफ थॉमस -- वय:-50; पत्ता:-प्लॉट नं: 7ए, माळा नं: दुसरा मजला, इमारतीचे नाव: एक सिद्धी को.ऑ.ही.सो., ब्लॉक नं: -, रोड नं: प्रताप विनमर रोड, कोलबाड रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-MCPK0413N

(9) दस्तऐवज करून दिल्याचा दिनांक

23/09/2016

(10) दस्त नोंदणी केल्याचा दिनांक

23/09/2016

(11) अनुक्रमांक, खंड व पृष्ठ

10903/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

351300

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



सह दुय्यम निबंधक ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.

18. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.
19. 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. 102, admeasuring 575 Sq. Mtrs. i. e. 575 Sq. Feet. (Built-up) area on 1st Floor, of the Building No. H-2, in the "Sai Darshan Lok Vruksha H1 & H2 Co-Operative Housing Society Ltd.", in the "Lok Upvan Phase II", standing on the plot of land bearing Survey No. 162,163,164/1&2 & 342/B, Village Majiwade, lying, being and situated at Off. Pokharan Road No. 2, Mrs. Gladys's Alwars Road, Thane (W)-400610, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane.



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दस्त क्रमांक १०००३/२०१६
१४/२६

S. R. Rao

[Signature]

[Signature]

THANE MUNICIPAL CORPORATION, THANE
 (Regulation No. 3 & 24) No. 1831
SANCTION OF DEVELOPMENT
AMMENDED PERMISSION / COMMENCEMENT CERTIFICATE UPTO PLINTH

Bldg No. H1 & H2 Stilt + 3 Upper Flr, Bldg No. H3 Stilt + 2 Part Flr. Only

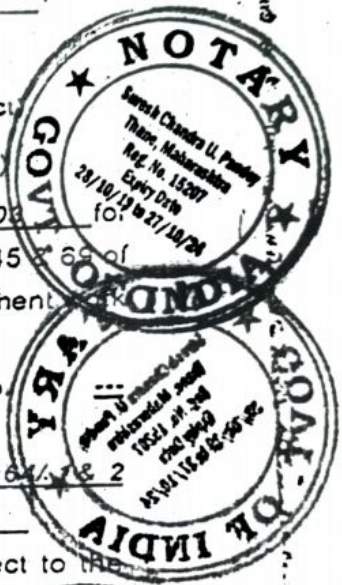
V P. No. 93174 TMC/TDD / 4977 Date 19/3/04

To, **Shri/Smt. KIRTI R. MEHTA OF LOK ARCHITECTS** (Architect)
 Sir, For M/s. AZOFEN PVT. LTD. (Owner)

With reference to your application No. 2694 dated 15/07/2003 for
 development permission / grant of commencement certificate under sections 45 & 46 of
 the Maharashtra Regional and Town Planning Act, 1966 to carry out development
 and or to erect building No. As above
 in village Mailwade Sector No. IV Ward No. ---
situated
 at Road/Street GLAD'YS ALWARES ROAD S.No. 162,163,164,165 & 2
& 342 / B H. No. -----

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied, permitted to be used by any until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of issue.
- 4) This permission does not entitle you to develop the land, which does not vest in you.



CONTINUE...2

टनन-२
 दाखल क्रमांक ४९२२/२००४
४९-५७

टनन-५
 दाखल क्रमांक १०९०३/२०१६
१८ १२६

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

For
 Bldg: H1 & H2, St # 7 floors

V. P. No. 93/171

TMC/TDD / 507

Date 30/10/07

To,
 Arch. Yusuf Sitabkhan of Lok Architects
 Lok Bhavan,
 Lok Bharti Complex,
 Marol Maroshi Road,
 Andheri (E), Mumbai-400059

Sh. Darshan L. Gandhi, Director of M/s Azofen Pvt. Ltd. (Owner)

Sub. :- Occupation Certificate for above mentioned building

Ref. :- V. P. No. 93/172
 Your Letter No. 36593 dated 6/12/2006.



The full development work of above mentioned buildings situated at Gladys Road, Thane, Sector No. IV S, No. 162, 163, 164/A & 2 & 342/B, Village ... under the supervision of Shri Yusuf Sitabkhan Licenced Architect License No. CA-76/2524, may be occupied on the following Conditions.

N.O.C. for Rain Water Harvesting System from concerned department shall be submitted before applying for final Occupation Certificate of the project.



All conditions mentioned in Water Supply Departments N.O.C. are binding upon you.

A set of certified completion plan is returned herewith

Office No. _____

Office Stamp _____



Yours faithfully

[Signature]
 Executive Engineer.

Town Development Department
 Municipal Corporation of
 the City of Thane



- 1) Collector of Thane.
- 2) Dy. Mun. Commissioner, Zone _____ TMC
- 3) E.E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T.D.D. TMC

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 दस्त क्रमांक 90E03/8078
 29/26

आवधान!
 अधिकृत नकलानुसार बांधकाम न ...
 विभागात निगमन विभागातीलनुसार बांधकाम ...
 प्रमाणानुसार विभागातीलनुसार बांधकाम ...
 पाहणे ...

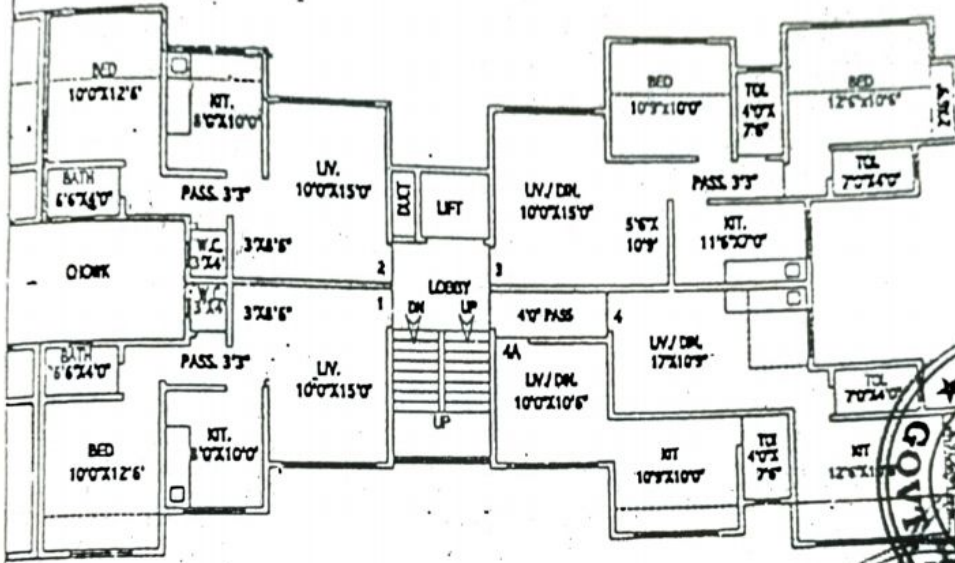
SANDEEP

BUILDING No H2

FLAT No 102

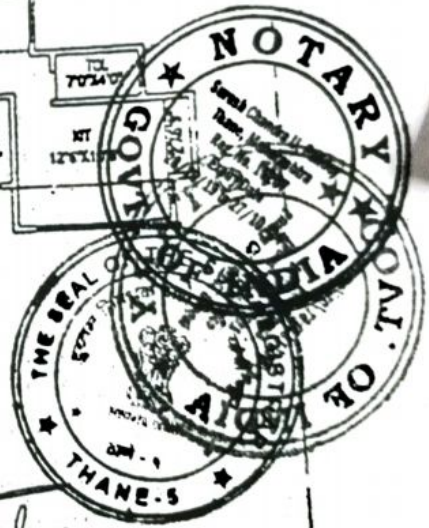
ON FLOOR 1st

Built up Area of 575 sq. Ft



TYPICAL FLOOR PLAN

(STAY TO 7TH FLOOR)



For AZOFEN PRIVATE LIMITED

Director/ Authorised Signatory



टनन-५
 दस्त क्रमांक 90003/2098
 22/26

टनन-२
 दस्त क्रमांक 2022/2098
 27-56