

SIGNED, SEALED AND DELIVERED)
By the withinnamed "VENDOR")
S.PRASAD)
(SHRI. SHATRUGHAN MAHADEV PRASAD)



In the presence of)

1. [Signature])

2. [Signature])

SIGNED, SEALED AND DELIVERED)
By the withinnamed "PURCHASER")
SHRI. HEMANT KUMAR)
son of SHIV MANGAL PRASAD)



Hemant



In the presence of)

1. [Signature])

2. [Signature])

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registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and bearing Registration No. TNA/KLN/HSG/T.C./3145/1988-1989 dated 14/06/1989 having its registered office at Old Dombivli Road, Dr. Nemade Lane, Old Dombivli, Dombivli (West), Dist-Thane, (hereinafter for brevity's sake referred to as the 'SAID SOCIETY' and 'SAID FLAT').

The Vendor herein is the original member of the said society and employee of Indian Airlines. All members of the said society came together, formed and registered the society named Air Palace Co-operative Housing Society Ltd., after construction of the building, flats were allotted to individual members. Accordingly Flat No.301, Wing 'B' was allotted to the Vendor. The society together had obtained loan from AIR India Ltd., which is cleared and the Manager (F) Loan Western region Air India issued letter dated 21/11/2014. The society has issued letter stating about allotment of flat to the Vendor viz S. Prasad (Shri. Shatrughan Mahadev Prasad) in the year, 1993.

AND WHEREAS the Vendor is the member of Air Palace Co-operative Housing Society Ltd, The building of Air Palace Co-operative Housing Society Ltd., is standing on a piece of land bearing Old Survey No. 119, New Survey No. 22, Hissa No. 5 as per digital record Survey No. 22/5 & Survey No.22/6 of Village-Juni Dombivli, Taluka-Kalyan, Dist-Thane. The Vendor herein is the owner of the Flat No.301, Wing 'B' admeasuring 460 Sq. Ft. carpet on 3rd Floor, of the

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- 3) The Purchaser has paid amount of Rs.2,70,000/- (Rupees Two Lakhs Seventy Thousand Only) as follows:

Bank Transfer	Date	Amount	Bank's Name
UPI	11/11/2023	Rs.50,000/-	Punjab National Bank
UPI	11/11/2023	Rs.30,000/-	Same as above
UPI	11/11/2023	Rs.11,000/-	Same as above
NEFT	11/11/2023	Rs.20,000/-	Same as above
NEFT	28/11/2023	Rs.1,59,000/-	Same as above
TOTAL		RS.2,70,000/-	

The Purchaser will pay remaining amount of Rs.29,80,000/- (Rupees Twenty Nine Lakhs Eighty Thousand Only) after obtaining loan but within 45 days from the date of registration of this agreement, subject to the Vendor provides necessary papers to the Purchaser for disbursement of loan in respect of the said flat. If the Purchaser fails to make payment of the balance consideration within stipulated period, then the grace period of 25 days will be given to the Purchaser.

The Vendor will hand over vacant and peaceful possession of the said Flat to the Purchaser within 8 days after receiving of full and final payment.

- 4) The parties hereto shall execute a transfer form appended to the bye-laws of the society with the Share Certificate No.22, bearing Shares Nos.106 to 110 for Rs.50/- each issued by the said Society to the Vendor (Total share value of Rs.250/- Only) along with transfer fee and contribution towards the welfare fund that might have been prescribed by the said Society.

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1st SCHEDULE OF THE PROPERTY

A building of Air Palace Co-operative Housing Society Ltd., is standing on a land bearing Old Survey No. 119, New Survey No. 22, Hissa No. 5 as per digital record Survey No. 22/5 & Survey No.22/6 of Village-Juni Dombivli, Taluka-Kalyan, Dist-Thane and bounded as follows:-

ON OR TOWARDS EAST : Old S. No. 119 & H. No.8, 7 & 6 (Part)
ON OR TOWARDS WEST : H. No.3 & 4, S.no.58 & 6 (Part)
ON OR TOWARDS NORTH : H. No.2
ON OR TOWARDS SOUTH : Road

2nd SCHEDULE OF THE PROPERTY

A Flat being Flat No.301, Wing 'B', admeasuring 460 Sq. Ft. carpet up equivalent to 42.75 Sq. Meters on the 3rd Floor of the building known as Air Palace Co-operative Housing Society Ltd., situated at Old Dombivli Road, Dr. Nemade Lane, Old Dombivli, Dombivli (West), Dist-Thane.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS ON THE DAY AND YEAR FIRST HEREIN ABOVE MENTIONED.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli,
on this 6th day of December, 2023

BETWEEN

S. PRASAD (SHRI. SHATRUGHAN MAHADEV PRASAD), Aged 68
Years, (Pan No.AKAPP6476F, Adhar Card No.3651 4659 5648), Indian
Inhabitant, residing at Flat No. C/403, Shiv Pooja society, Vijay park
Road, Shanti park, Mira-Bhyander, Mira Road 401107 and owner of Flat
No.301, 3rd Floor, Wing 'B', Air Palace Co-operative Housing Society
Ltd., Old Dombivli Road, Dr. Nemade Lane, Old Dombivli, Dombivli
(West), Dist-Thane-421 202, hereinafter called as the "**VENDOR**" (which
expression shall unless it be repugnant to the context or meaning thereof
mean and include his heirs, executors, administrators and assigns) of the
ONE PART :

AND

SHRI. HEMANT KUMAR son of **SHIV MANGAL PRASAD**, Aged 39
Years, (Pan No.DGMPK4700E, Aadhar Card No.8152 8753 6065),
Indian Inhabitant, residing at Flat No.A/103, 1ST Floor, Air Palace Co-
operative Housing Society Ltd Old Dombivli Road, Dr. Nemade Lane,
Old Dombivli, Dombivli (West), Dist-Thane, hereinafter called as the
"**PURCHASER**" (which expression shall unless it be repugnant to the
context or meaning thereof mean and include his heirs, executors,
administrators and assigns) of the OTHER PART:

WHEREAS the Vendor is the owner of Flat No.301, Wing 'B' and
is the member of Air Palace Co-operative Housing Society Ltd., which is

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

- 1) The Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said Flat being Flat No.301, Wing 'B' on 3rd floor, of the building known as Air Palace Co-operative Housing Society Ltd., together with the benefits of the membership of Air Palace Co-operative Housing Society Ltd., situated at Dombivli (West) and the benefits of the deposits including shares bearing Share Certificate No.22 vide Shares Nos.106 to 110 of Rs.50/- each inclusive of both held by the Vendor and sinking fund made by the Vendor with the various authorities or with the Society for usefully and beneficially enjoying the said Flat and of the amenities at and for the total consideration of Rs.32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only).
- 2) The Vendor hereby declares that he has already obtained consent / No Objection Certificate from Air Palace Co-operative Housing Society Ltd., for transfer of the said Flat to the name of the Purchaser as required under the law.

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building known as Air Palace Co-operative Housing Society Ltd.,
Dombivli (West), Dist-Thane.

AND WHEREAS the conveyance deed of the society is executed
on 22/03/1991 registered with Sub-Registrar, Kalyan under No.P-
265/1991 registered on 22/03/1991 and the same is cleared at the office
of Sub Registrar, Kalyan-1 Under No.10652/2011 registered on
15/11/2011 and the 7/12 extract in respect of the Society is transferred in
the name of Society.

AND WHEREAS the Vendor has produced society registration
certificate which shows that the society is registered on 14/06/1989 i.e.
prior to more than 15 years, accordingly, the Purchaser is claiming 10%
depreciation on market value of the said flat.

AND WHEREAS the Vendor is desirous of disposing off his
membership right and his right, title, interest and claim in upon and over
the said Flat together with the benefits of the deposits made by the
Vendor with the Maharashtra State Electricity Board, and/or with the
society and any other authority.

AND WHEREAS the Vendor has offered the Purchaser for the
sale of his right, title, interest and claim in upon and over the said flat
along with shares held by him and deposits if any made with the
authorities, the Vendor and the Purchaser have made understood about
the papers of the scheduled property, the Purchaser has accepted to
purchase the said flat on the terms and conditions hereunder mentioned.

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orders as against or affecting the sale of the said flat. The Vendor indemnifies the Purchaser in respect of the same.

- 9) The Vendor undertakes to hand over all original documents in respect of the said flat such as Share Certificate, No Objection Certificate from Society, Last paid electricity bill, last paid maintenance bill and other relevant documents, if any to the Purchasers and/or to the Purchasers' loan sanctioning authority.
- 10) The Vendor undertakes to give to the Purchaser such papers and signatures that may be necessary for effectively and completely transferring the deposits made by the Vendor with the various authorities, if any, including the Maharashtra State Electricity Distribution Co. Ltd.,/Maha Vitaran, in respect of the said Flat for fully and completely enjoying the same as member. The Vendor shall also execute such papers and documents that may be necessary for effectively and completely transferring the right, title and interest in the said Flat to the name of the Purchaser in the books and records of Air Palace Co-operative Housing Society Ltd., Dombivli (West).
- 11) This agreement is subject to provisions of Maharashtra Flat Ownership Act, 1963 and rules framed there under & provisions of The Maharashtra Co-operative Societies Act, 1960 amendments therein and rules framed there under.

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- 5) The Vendor and the Purchaser will pay the transfer / premium charges to the society equally, which are required to be paid for transfer of the said Flat in the name of the Purchaser.
- 6) It will be the responsibility of the Vendor to discharge all the liabilities including previous stamp duty, registration charges if any in respect of the said Flat and any other authority till he hands over possession of the said Flat to the Purchaser and keep him indemnified against any claim, liability, expenses, demand, litigation, loss or damage or otherwise that may arise against any of the Purchaser's consequent upon the Vendor not paying dues which are liable to be paid by him pertaining to the said Flat.
- 7) The Vendor declares that being employee he had obtained loan from Indian Airlines Ltd. now known as Air India, which he has cleared the said loan and the said authority issued him clearance letter dated 03/04/2012. Now his title of the said flat is clear and marketable. The Vendor further declares that except the above loan he has not done anything caused to be done or allowed to be done anything that might lead or tantamount to creating any charges, lien, encumbrances or any defect in the title in upon and over the said shares standing in the name of the Vendor for the said Flat and there is nothing that has prevented him to effectively and completely transferring his right, title and interest in the said Flat to the name of the Purchaser or his nominee.
- 8) The Vendor declares that there are no suits, litigations, civil or criminal or any other proceeding pending as against the Vendor affecting the said flat and there are no attachments or prohibitory

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दस्तावेज क्र. : 17603/2023
दिनांक : 17/03/2023
शहर :
जिल्हा :

गावाचे नाव : डोबिवली (जुनी)

दस्तावेजाचा प्रकार	कारणाचा क्रमांक	विवरण
मोडरना	3250000	
बाजारभाव(भाडेपट्ट्याच्या किंमतीपट्ट्याकार आकारणी रीती वी पट्टेपार (मूळ कराचे)	3131000	
शु.भाषण,पोटहिस्सा व अर्जांक(असल्यास)		1) पानिमेचे नाव: कल्याण-डोबिवली इतर वर्चन ; इतर माहिती: विभाग क्रमांक 3/19,एच 852000/सदरिका क्रमांक 301,बी विंग,तिसरा मजला,एअर पॅलेस को. ऑप. हीमिंग सोसायटी लिमिटेड,जुनी डोबिवली रोड, डीकटर नेमाडे लेन, डोबिवली पश्चिम 421202 जिल्हाक्र 460 चौ. फूट(कार्ये) (Survey Number २२/५ आणि २२/६ ;)
डेपॉझिट	1) 460 चौ.फूट	
आकारणी किंवा जुनी देण्यात असेल तेव्हा		1): नाव:-एस. प्रसाद (शत्रुघ्न महादेव प्रसाद) -- वय:-68; पत्ता:-प्लॉट नं: सदरिका क्रमांक सी/४५३, माळा नं: इमारतीचे नाव: शिव पुजा सोसायटी, विजय पार्क रोड, ब्लॉक नं: , रोड नं: शांती पार्क, मीरा - मायका, मीरा रोड, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं:-AKAPP6476F
दस्तावेज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-श्री. हेमंत कुमार (शिव मंगल प्रसाद यांचा मुलगा) वय:-39; पत्ता:-प्लॉट नं: सदरिका क्रमांक १/२,०३, माळा नं: पहिला मजला,, इमारतीचे नाव: एअर पॅलेस को. ऑप. हीमिंग सोसायटी लिमिटेड, ब्लॉक नं: डीकटर नेमाडे लेन , रोड नं: जुनी डोबिवलीरोड , डोबिवली पश्चिम , महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:- DGMPK4700E
दस्तावेज करून दिव्याचा दिनांक	06/12/2023	
दस्त नोंदणी केल्याचा दिनांक	06/12/2023	
अनुक्रमांक,खंड व पृष्ठ	17603/2023	
बाजारभावाप्रमाणे मुद्रांक शुल्क	227500	
बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
शेरा		



(Signature)

प्र.सह.दुय्यम विभागात जर्म २ कल्याण क्र.३

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