

encumbrances for the lump sum price or consideration amount of Rs. 37,00,000/- (RUPEES THIRTY-SEVEN LAKHS ONLY) subject to THE TRANSFEROR putting THE TRANSFEREES in possession or agreeing to co-operate to get the names of THE TRANSFEREES to which THE TRANSFEROR has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

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

- 1) THE TRANSFEROR has agreed to sell, transfer and assign to THE TRANSFEREES and THE TRANSFEREES has agreed to purchase and acquire the said Flat together with all rights, title, interest, benefits at the lump sum price or consideration of Rs. 37,00,000/- (RUPEES THIRTY-SEVEN LAKHS ONLY).
- 2) In consideration of the above amount the said TRANSFEROR shall assign and transfer all her rights, title and interest in respect of the said Flat including her Tenancy, Occupancy, possession, ownership, rights, title and interest in respect of the said Flat in favour of the TRANSFEREES and thereafter the TRANSFEROR will have no right, title and interest therein.



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3) THE TRANSFEROR shall transfer the said Flat from THE TRANSFEROR to THE TRANSFEREES for a consideration of FIVE LAKHS ONLY and the same shall be in accordance with the arrangements hereunder contained.

4) The TRANSFEROR shall execute all the necessary documents in favour of THE TRANSFEREES for the purpose of the above arrangements.

5) THE TRANSFEREES shall take possession of the said Flat peacefully and shall pay the final consideration for the same.

6) THE TRANSFEREES shall be deemed to have acquired the said Flat transferred to them and shall be deemed to have taken possession of the said Flat and shall be deemed to have paid the consideration for the same.

7) THE TRANSFEROR shall be deemed to have released the said Flat from any Government or other authority and shall be deemed to have released the same from all encumbrances and shall be deemed to have released the same from all liabilities and shall be deemed to have released the same from all attachment has been made.



CHALLAN
MTR Form Number-6



MHO13299948202334P		BARCODE		Date	01/01/2024-19:00:48	Form ID	252
Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No. (If Applicable)			
BRLZ_21 SUB REGISTRAR (BORIVALI 2)				Full Name		MR. SUBHASH YADHWANT MORE and OTHER	
MUMBAI				Flat/Block No		Flat No. A/002 24 Goregaon Subhash Nagar CHSL	
2023-2024 One Time				Premises/Building		MANGALMURTI BLDG. Near SankarDham College	
Account Head Details		Amount In Rs.		Road/Street		Goregaon-West, Mumbai	
20243501 Stamp Duty		222000.00		Area/Locality		Goregaon-West, Mumbai	
20243301 Registration Fee		30000.00		Town/City/District			
				PIN		4 0 0 1 0 4	
				Remarks (If Any)			
				SecondPartyName-MRS. HEMLATA SIPIN PARMAR-			
				Amount In Words		Two Lakh Fifty Two Thousand Rupees Only	
				Amount In		2,52,000.00	
STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref No.	10000502024010105654	1101283673337
Cheque/DD No.				Bank Date	RBI Date	01/01/2024-19:00:58	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scrub No. Date		Not Verified with Scrub	

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 8004714091



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Print Date 01-01-2024 07:02:21

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पावती

Original/Duplicate

Tuesday, January 02, 2024

नोंदणी क्र. : 39म

11:31 AM

Regn. : 39M

पावती क्र.: 114 दिनांक: 02/01/2024

गावाचे नाव: पी.एस. पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक: बरल-2-106-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुभाष यशवंत मोरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, घंबनेल प्रिंट, सूची-२ अंदाजे

11:51 AM ह्या वेळेस मिळेल.

सह दु. नि. क्रो-बोरीवली-२

बाजार मुल्य: रु. 3690387.74 /-

मोबदला रु. 3700000/-

भरलेले मुद्रांक शुल्क : रु. 222000/-

सह. दु. नि. क्रो-बोरीवली-२,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0124015914245 दिनांक: 02/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013299946202324P दिनांक: 02/01/2024

बँकेचे नाव व पत्ता:

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REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 02/01/2023



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 02nd day of January 2024; BETWEEN; MRS. HEMLATA BIPIN PARMAR, an adult, Indian Inhabitant, owner of Flat No. 302 on 3rd Floor of A wing in the Building known as "MANGALMURTI" in Goregaon Subhash Nagar Co-operative Housing Society Ltd., situated at Near Sanskardham Collage, Goregaon-West, Mumbai-400104, hereinafter called "THE TRANSFEROR"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the ONE PART;

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:AND:

1) MR. SUBHASH YASHWANT MORE & 2) MRS. SHREYA SUBHASH MORE, both adults, Indian Inhabitants, address at Teen Dongri, Kranti Nagar, Behind Police Head Quarters, Goregaon-West, Mumbai-400104, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

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- 3) THE TRANSFEROR doth hereby admit and acknowledge to have received from THE TRANSFEREES the sum of Rs.25,00,000/- (RUPEES TWENTY FIVE LAKHS ONLY) as per particulars mentioned in the receipt appearing hereunder on or before execution of this Agreement for Sale.
- 4) The TRANSFEREES hereby agree to pay to RS. 12,00,000/- (RUPEES TWELVE LAKHS ONLY) through bank Loan or any other alternative arrangements. Further the TRANSFEROR will Co-operate & provide all the documents required for Bank Loan purpose to the TRANSFEREES.
- 5) THE TRANSFEROR shall handover to THE TRANSFEREES the vacant and peaceful possession of the said Flat against the receipt of the balance full & final consideration amount.
- 6) THE TRANSFEROR agrees and undertake to Co-operate to get the aforesaid Flat transferred in the records of the said Society in the names of THE TRANSFEREES and get THE TRANSFEREES admitted as the members of the said Society in place of THE TRANSFEROR and such transfer charges payable to the said Society on account of transfer of names will be borne and paid by the both the parties equally.

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7) THE TRANSFEROR hereby declares that there is no Prohibitory Order by any Government and/or Authority which may prohibit THE TRANSFEROR from transferring the said Flat. THE TRANSFEROR further declares that no attachment has been levied on the said Flat.



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02/01/2024

पृष्ठी क्र. 2

पुस्तक क्रमांक : सह पु.नि. बोरीवली 2

दिनांक : 10/6/2024

पेज नं. :

Page 53m

पात्राचे नाव : पी.एस. पहाडीगोरगाव

(1) विकासाचा प्रकार	वसतिगृह	
(2) मीटरवटा	3700000	
(3) आकाराचा अर्थव्यवस्था आवक्यासाठी देतो की परतवार ते सुद्धा करावे	3000387.74	
(4) पु.आय.नं. व परतवार (अवकाश)		1) पात्रिकेचे नाव मुंबई नगरपालिका नं. 302, भागा नं. 3 ए मजला, ए-ब्लॉक, मंगळगुडी विभाग, इमारतीचे नाव: सोरेगाव सुभाष नगर को-ऑप ही को.नि., ब्लॉक नं. सोरेगाव पश्चिम, मुंबई-400104, रोज संस्कारधाम कॉम्प्लेक्स, इतर माहिती: साठविलेले मूक्य संकेत 225 वी पु.आय.नं. विभाग-पहाडी सोरेगाव पश्चिम, इतर माहिती इत्याद सुद्धा केवळ प्रमाणे. PUJ- PS1703861110000 ((C.T.S. Number : 50 (part) :))
(5) क्षेत्र		1) 25.08 चौ.मीटर
(6) आकाराची किंवा जमीन क्षेत्र		
(7) वस्तुसंपत्ती कर देणा-या/संपत्ती कर देणा-या पत्रकाराचे नाव किंवा विकासाची न्यायालयाचा सुद्धा करावे किंवा अर्धवट अवकाश, प्रतिवादिचे नाम व पत्ता		1) नाव: सुभाष विनीत परमार वन-56, पत्ता-प्लॉट नं. 302, भागा नं. 3 ए मजला, ए-ब्लॉक, मंगळगुडी विभाग, इमारतीचे नाव: सोरेगाव सुभाष नगर को-ऑप ही को.नि., ब्लॉक नं. सोरेगाव पश्चिम, मुंबई, रोज नं. संस्कारधाम कॉम्प्लेक्स, महाराष्ट्र, मुंबई, पिन कोड-400104 पिन नं. BQMPPE726P
(8) वस्तुसंपत्ती कर देणा-या पत्रकाराचे व किंवा विकासाची न्यायालयाचा सुद्धा करावे किंवा अर्धवट अवकाश, प्रतिवादिचे नाव व पत्ता		1) नाव: सुभाष वसंत मोरे वन-35, पत्ता-प्लॉट नं. , भागा नं. , इमारतीचे नाव: हीन कोपरी कोपरी नगर, ब्लॉक नं. सोरेगाव पश्चिम, मुंबई, रोज नं. सोनीस इटर्नल मॉडर्न, महाराष्ट्र, मुंबई, पिन कोड-400104 पिन नं. BAMPMD080M 2) नाव: वेणा सुभाष मोरे वन-28, पत्ता-प्लॉट नं. , भागा नं. , इमारतीचे नाव: हीन कोपरी कोपरी नगर, ब्लॉक नं. सोरेगाव पश्चिम, मुंबई, रोज नं. सोनीस इटर्नल मॉडर्न, महाराष्ट्र, मुंबई, पिन कोड-400104 पिन नं. HHLPMS778J
(9) वस्तुसंपत्ती कर दिव्याचा दिनांक	02/01/2024	
(10) वस्तु नोंदणी केवळाचा दिनांक	02/01/2024	
(11) मनुक्यांक, बंध व पुढ	106/2024	
(12) आकाराचा प्रमाणे मुद्रांक शुल्क	222000	
(13) आकाराचा प्रमाणे मीटर शुल्क	30000	
(14) मीटर		



पुनर्वाचनासाठी विचारत घेतलेला तपशील :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



खास प्रत
सा. पु.नि. विभाग, बोरीवली क्र.-२
मुंबई उपनगर मिल्हा.