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दस्ता क्रमांक ३१००२/२०२३

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**AGREEMENT FOR SALE**

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 21<sup>st</sup> day of December, 2023

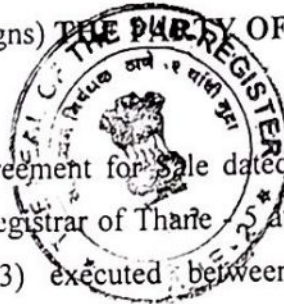
**BETWEEN**

1) MR. SANKARKUMAR BHATTACHARYA, age 58 years, PAN : ACJPB2235M, and 2) MRS. RATNA SANKARKUMAR BHATTACHARYA, age 55 years, PAN : BDOPB2049E, both Indian Inhabitants, having address at Flat No. 704, 7<sup>th</sup> Floor, Building No. F4, Rutu Enclave F Type Co-operative Housing Society Ltd., Kavesar, Ghodbunder Road, Thane (West) - 400615, 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**

1) MR. SURESH YASHWANT GAVALI, age 50 years, PAN : AUOPG8793N, and 2) MRS. VANDANA SURESH GAVALI, age 44 years, PAN : AYPPG5675E, both Indian Inhabitants, having address at Room No. 2863, Police Line Building No. 60A, Vartak Nagar, Near Ayyapa Mandir, Thane (West) - 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.**

WHEREAS by virtue of a Registered Agreement for Sale dated 28<sup>th</sup> day of July, 2003 (Registered with the Sub-Registrar of Thane at Doc. No. TNN5-05018-2003 dated 07/08/2003) executed between Harasiddh Properties (Thane) Private Limited, having office at 1, Bapuji Nivas, 6<sup>th</sup> Road, Santacruz (East), Mumbai - 400055, therein referred to as the "Promoters" of the One Part and Mr. Sankarkumar Bhattacharya and



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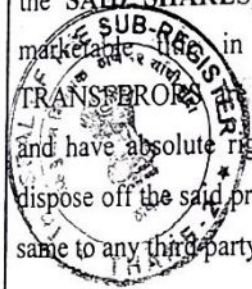
दस्तावेज क्रमांक ३१००२/२००२

Mrs. Ratha Sankarkumar

"Purchasers (TRANSFERORS herein)" of the Other Part purchased and acquired all rights, title and interest in Flat No. 704, admeasuring 425 Sq. Ft. (Carpet) area (which is inclusive of the area of balconies) on 7<sup>th</sup> Floor, of the Building No. F4, in the "Rutu Enclave F Type Co-operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 172 & 173 of Village - Kavesar, lying, being and situated at Kavesar, Ghodbunder Road, Thane (West) - 400615, 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 the TRANSFERORS herein have made the entire payment of consideration to the said Harasiddh Properties (Thane) Private Limited of such being on and thereupon, the TRANSFERORS have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the TRANSFERORS are the bonafide members of the "Rutu Enclave F Type Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/16663/2005-2006 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. 119, bearing Distinctive No. 591 to 595, (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and 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 off the same to any third party.



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१२ / २८

15. The TRANSFERORS hereby agree 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.
16. The TRANSFERORS shall indemnify and keep indemnified to the TRANSFEREES for any further debits, which shall accrue 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.
17. 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.
18. 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. 704, admeasuring 425 Sq. Ft. (Carpet) area (which is inclusive of the area of balconies) on 7<sup>th</sup> Floor, of the Building No. F4, in the "Rutu Enclave F Type Co-operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 172 & 173 of Village - Kavesar, lying, being and situated at Kavesar, Ghodbunder Road, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane



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RS Bhatta

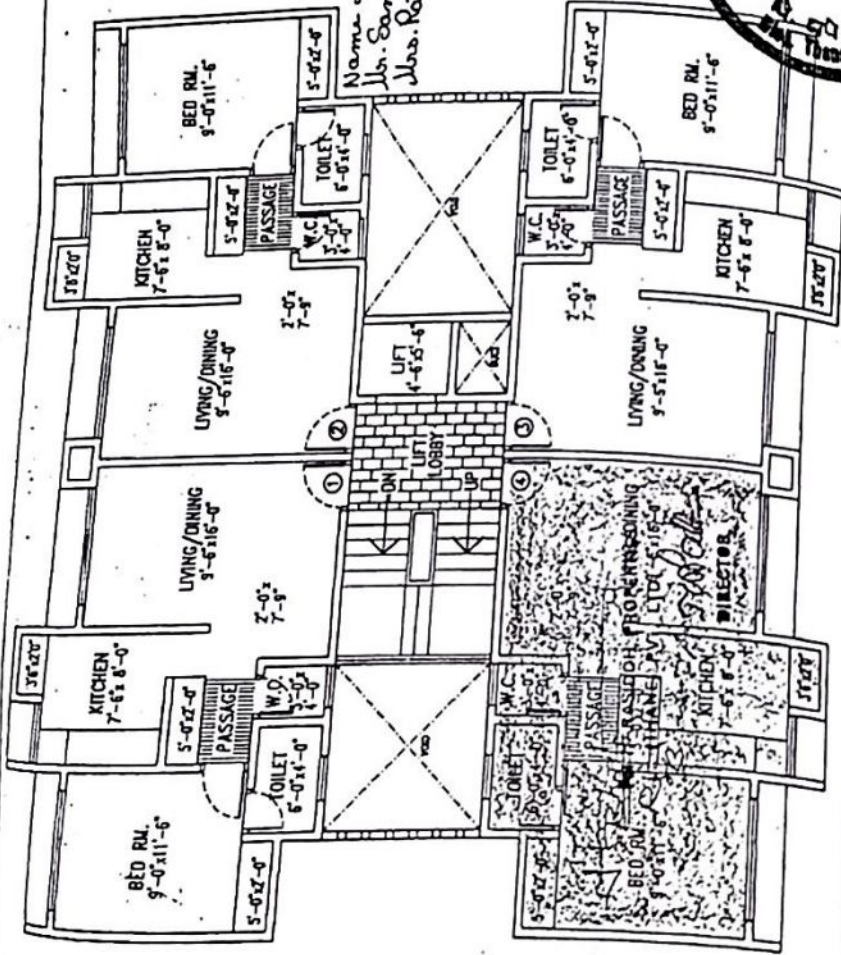
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 प्लॉट नं. ३१००२ / २०२३  
 १९ / २६

Name of the flat purchasers  
 Mr. Sanjay Kumar Bhattacharya  
 Mrs. Ratna Sanjay Kumar Bhattacharya

Flat No. 704  
 On 7th Floor,  
 In E4 Wing  
 Building Rutu Enclave



ARCHITECTS:  
 GUPTA VAIDYANATHAN & ASSOCIATES

RUTU ENCLAVE

DEVELOPERS:  
 HARASIDDH PROPERTIES [THANE] PVT. LTD.



एन-५  
 प्लॉट नं. ५०१ / २००३  
 २३ / १९

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VSAULS

Scanned with CamScanner

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THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)  
Occupancy Certificate

Bldg No. F-4 for only

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39002 / 2023
9e / 2k

V.P. No. 04/107 TMC/TDD 7UVE Date 16.06.2024

To, M/S. GUPTA WADKAVKAR & ASSOCIATES (ARCHITECTS)

"Olrinar" Apartments, Edulji Road,

Cherai, Thane (West)-1

For, M/s. Maniji Ardesar & Others .... ( Owners)

MR. P.B.PATEL (ATTORNEY HOLDER)

Sub: Occupancy Certificate for the proposed  
Bldg No. F-4, on plot bearing S.No.172  
& 173 at Village Kavasar, Thane.

Ref.: V. P. No. 04/107

Your Letter No. 8851 dt. 16.06.2024

Sir,  
The part / full development work / erection / re-erection or alteration in/of building/ part building  
No. F-4 situated at Kavasar Road/Street Ghod-Bunder Road  
Ward No. --- Sector No. -VI- S. No./Gr.F. Gr.No. /Fr.P.No. 172, 173  
M/s. GUPTA WADKAVKAR  
Village/TPS No. Kavasar under the supervision of & ASSOCIATES Licensed  
Surveyor/ Engineer/Structural Engineer/Supervisor / Architect/Licence No. CA/80/5667  
may be occupied on the following Conditions.

शर्तः:-  
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१) ठाणे महानगरपालिकाकडून फक्त पिण्यासाठी उपयुक्ततेनुसार वापोपुरवठा करण्यात येईल.

A set of certified completion plan is returned herewith

Office No. सावधान  
महानगरपालिकाकडून वापस घ्यावे  
तारीख: 16.06.2024  
Date: 16.06.2024  
कॉपी शुल्क रु. ५०००/- देणे आवश्यक आहे



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

जायजी अर्देशर  
Municipal Corporation of  
the City of Thane.  
ठाणे महानगरपालिका बंग

**RUTU ENCLAVE F TYPE CHS. LTD.**  
 (Regn No. : TNA/ (TNA)/HSG/ (TC)/16663/2005-06)  
 WING, RUTU ENCLAVE, GHODBUNDER ROAD, THANE (W) -400 607.

**1116** FOR **DECEMBER 2023**  
**S.K. BHATTACHARYA**

Date: 01.12.2023  
 Flat: F4/704

2002/2023  
 2002/2023

Sl. No.	Description	Amount
1.	PROPERTY TAX	328.00
2.	WATER CHARGES	210.00
3.	SINKING FUND	46.00
4.	REPAIR & MAINT. FUND	100.00
5.	MAINTENANCE CHARGES-SALARY	625.00
6.	FEDERATION CHARGES	100.00
7.	MISC. MAINTAINANCE CHARGES	473.00
8.	PARKING CHARGES	40.00
9.	CULTURAL FUND	40.00
SUB TOTAL		1,962.00
+ ARREARS		0.00
+ Interest @ 21% p.a.		0.00
- CR. BALANCE		4,220.00
NET TOTAL		Cr. 2,258.00

Area : 555 Sq. Ft.  
 Cr. Balance Rupees Two Thousand Two Hundred Fifty Eight Only.

E. & O. B.

FOR RUTU ENCLAVE F TYPE CHS. LTD.

**NOTE:**  
 1. PLEASE RETURN BILL NO, BLD. NO. & FLAT NO. BEHIND THE CHEQUE.  
 2. PLEASE PAY YOUR BILL ON OR BEFORE 16TH OF EVERY MONTH.  
 3. CROSSED CHEQUE SHOULD BE DRAWN ON "RUTU ENCLAVE F TYPE CHS. LTD."  
 4. INTEREST @ 21% PA WILL BE CHARGED FOR LATE PAYMENTS.  
 5. THIS IS A COMPUTER GENERATED BILL SO SIGNATURE IS NOT REQUIRED.

SECRETARY/TREASURER



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दस्त क्रमांक ३१००२/२०२३

२३ / २५



सामान्य विपणन

महाराष्ट्र शासना

## नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.) / एचएसजी / (टिसी) / १६६६३ / २००५-२००६ / सन २००५

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

रुतू एन्क्लेव्ह एफ टाईप को-ऑपरेटिव्ह हीसिंग सोसायटी लि.,

सर्वे नं. १७२ पे, आणि १७३ पे, व्हीलेज कावेसर, घोडवंदर रोड, ठाणे (प.) ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./ (टी.एन.ए.) / एचएसजी / (टिसी) / १६६६३ / दि. २२/०८/२००५ ने नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "माडेकर सहभागिदार गृहनिर्माण संस्था" असे आहे.



कार्यालयीन मोहोर

स्थळ :- ठाणे

दिनांक :- २२/०८/२००५

(अशोक डी. भांडवलकर)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे



21/12/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 31402/2023

नोदणी :

Regn 63m

गावाचे नाव : कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4990000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5008838.66
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 704, माळा नं: सातवा मजला,बिल्डींग नं. एफ-4, इमारतीचे नाव: रतु एन्क्लेव्ह एफ टाईप को-ऑप. ही.सो.लि., ब्लॉक नं: कावेसर, रोड नं: पोडबंदर रोड,ठाणे(पश्चिम) - 400615, इतर माहिती: सदतिकेचे क्षेत्र 425 चौ. फूट कारपेट( ( Survey Number : Survey No. 172 & 173 ; ) )
(5) क्षेत्रफळ	1) 425 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शंकरकुमार मट्टाचार्य . वय:-58; पत्ता:-प्लॉट नं: फ्लॅट नं. 704, माळा नं: सातवा मजला, बिल्डींग नं. एफ-4, इमारतीचे नाव: रतु एन्क्लेव्ह एफ टाईप को-ऑप.ही.सो.लि., ब्लॉक नं: कावेसर, रोड नं: पोडबंदर रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ACJPB2235M 2): नाव:-रत्ना शंकरकुमार मट्टाचार्य . वय:-55; पत्ता:-प्लॉट नं: फ्लॅट नं. 704, माळा नं: सातवा मजला, बिल्डींग नं. एफ-4, इमारतीचे नाव: रतु एन्क्लेव्ह एफ टाईप को-ऑप. ही.सो.लि., ब्लॉक नं: कावेसर, रोड नं: पोडबंदर रोड, ठाणे (पश्चिम), महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-BDOPB2049E
(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश यशवंत गवळी . वय:-50; पत्ता:-प्लॉट नं: रुम नं. 2863, माळा नं: , इमारतीचे नाव: पोलीस लाईन बिल्डींग नं. 60ए, ब्लॉक नं: बध्यप्पा मंदिर जबळ, बर्तक नगर, ठाणे (पश्चिम), रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AUOPGB793N 2): नाव:-बंदा सुरेश गवळी . वय:-44; पत्ता:-प्लॉट नं: रुम नं. 2863, माळा नं: , इमारतीचे नाव: पोलीस लाईन बिल्डींग नं. 60ए, ब्लॉक नं: बध्यप्पा मंदिर जबळ, बर्तक नगर, ठाणे (पश्चिम), रोड नं: , महाराष्ट्र, ठाणे. पिन कोड:-400608 पॅन नं:-AYPPG5875E
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	31402/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	351500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

