

(i) The Transferor is member of the "SAI SHIV TIRTH" Co-operative Housing Society Ltd., registered vide No. TNA/ULNR/HSG/(TC)/11465/1999-2000, dated 25-03-2000 under the Maharashtra Co-operative Societies Act, 1960 and as such a member he is occupying as owner of Commercial premises being a Shop bearing No. 4, admeasuring 200 Sq. Feet Carpet i. e. 240 Sq. Feet Built-up area on the GROUND floor, building known as "SHIVTIRTH" of the society (hereinafter referred to as "the said Shop" constructed on land bearing Survey No./Hissa No. 36/3 Part, and also bearing corresponding C. T. S. No. 379 (Part), Area 906.69 Sq. Mtrs. situated at Revenue Village KULGAON, Taluka Ambarnath, Dist. Thane, which Shop is more particularly described in the Schedule hereunder written;

(ii) The Transferor as such member of the "SAI SHIV TIRTH" Co-operative Housing Society Ltd., Kulgaon, holds Five distinct shares of Rs. 50/- each bearing consecutive/distinct number from serial No. 71 to 75 (both inclusive), Share Certificate No. 15 issued by the said society.

(iii) The Transferor had purchased the said Shop from M/s. Shivtirth Enterprises (a partnership firm of Kulgaon-Badlapur) by virtue of Agreement for Sale dated 11/06/1993 and which is duly registered with the Sub-Registrar, Ulhasnagar -2, under document bearing No. ULH2-836/1993 in book No. 1, on the same day.



(iv) The area of the said shop is about 200 Sq. Feet Carpet i. e. 240 Sq. Feet Built-up of the "SAI SHIV TIRTH" Co-operative Housing Society Ltd., Kulgaon, Badlapur (East).

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Ward No. : 2/6,
Village : KULGAON
Area of Shop : 240 Sq. Feet Built-up.
Govt. Rate : @ 58,000/- per Sq. mtr.
Actual Value : Rs. 35,00,000/-
Stamp Duty : Rs. 1,05,000/-
Reg. Fees : Rs. 30,000/-

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at BADLAPUR, TAL. AMBARNATH, DIST. THANE on this 28th day of OCTOBER, 2020.

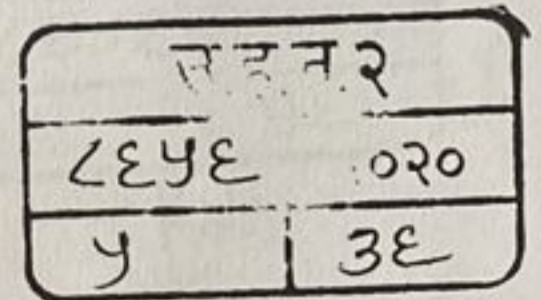
BETWEEN:-

Mr. SANDIP NANDKUMAR POTDAR, aged about 47 years, PAN No. AMPPP0558F, Indian Inhabitant & residing at: 23, Potdar Compound, Satsang Marg, Hendrepada, Kulgaon, Badlapur (West), Tal. Ambarnath, Dist. Thane-421503. Hereinafter referred to as "the TRANSFEROR" (which expression shall unless it be deemed to include his heirs, executors and administrators) of the One Part.

AND

1. Mr. KALEEM KHAN, aged about 32 years, PAN No. CNWTK9074M
2. Mrs. TARNNUM BANO, aged about 29 years, PAN No. EOLPB0435K, Both Indian Inhabitants, residing at : Flat No. 402, Shiv Sundar CHSL., Barrage Road, Kulgaon, Badlapur (West), Tal. Ambarnath, Dist. Thane-421503. Hereinafter referred to as "the TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the Other Part.

WHEREAS:-



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13. The premium or fee required to be paid to the society for its consent to the transfer of the said Shop is borne and paid by the Transferor.

14. All expenses such as Stamp Duty, Registration fees and other out of pocket expenses incidental to this transaction has been borne and paid by the Transferees exclusively.

15. This Agreement shall always be subject to the provisions of the Maharashtra Apartments ownership Act, 1970 and (Maharashtra Ownership Flats/Shop Regulation of the Promotion of construction, sale, Management and Transfer) Act 1963 and Rule made thereunder.

THE SCHEDULE ABOVE REFERRED TO

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ALL those Commercial premises being a Shop bearing No. 4, admeasuring 200 Sq. Feet Carpet i. e. 240 Sq. Feet Built-up area on the GROUND floor, in the building known as "SHIVTIRTH" of the "SAL SHIV TIRTH" Co-operative Housing Society Ltd., KULGAON Revenue Village KULGAON, Badlapur (East), Taluka Ambarnath, in the Registration Sub-District Ulhasnagar and Registration District Thane, within the limits of the Kulgaon-Badlapur Municipal Council, standing on land bearing Survey No./Hissa No. 36/3 Part, and also bearing corresponding C. T. S. No. 379 (Part), Area 906.69 Sq. Mtrs. or thereabouts.



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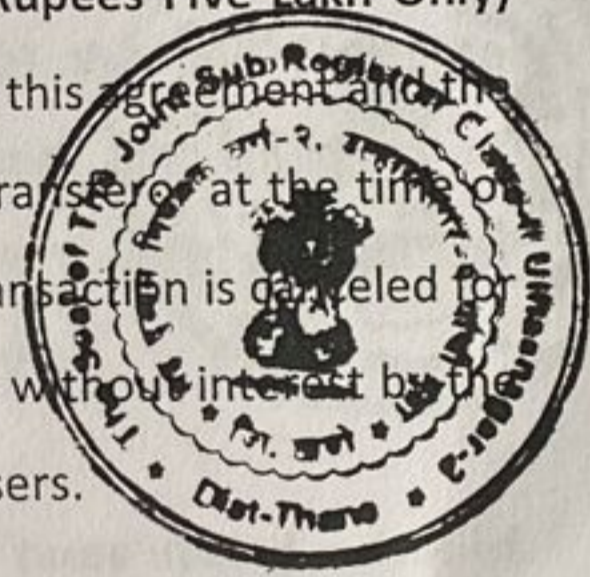
(v) The Transferor had agreed to sell his right to occupy the said Shop and all his right, title, and interest therein and also transfer the shares held by him in the said society to the Transferees on the following terms and conditions agreed to between the parties hereto;

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferor agree to transfer and the Transferees agrees to purchase the right to occupy of the Transferor and his right, title and interest to and in the said Shop together with all its fixtures and fittings at the lumpsum consideration price of Rs. 35,00,000/- (Rupees Thirty Five Lakh Only). The Transferees have seen the said Shop and they accept the area of the said Shop to be correct.

2. The said price will be paid by the Transferees to the Transferor as follows that is to say a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) has been paid as earnest before the execution of this agreement and the balance will be paid by the Transferees to the Transferor at the time of delivery of possession of the said Shop. If the transaction is canceled for any reason, the earnest money will be refunded without interest by the Transferors/Vendors to the Transferees/ Purchasers.

3. The payment of the said balance of Rs. 30,00,000/- (Rupees Thirty Lakh Only) shall be made by the Transferees within a period of 45 days from the date of execution and registration of this agreement by obtaining housing loan from any Bank or Financial institution



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The time is the essence of contract. If the payment is not received within 45 days this agreement for sale shall be deemed to be treated as

20/02/2020

Sh. Chaitanya

Sh. J. J.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and year and the year first hereinabove mentioned.

SIGNED AND DELIVERED by the
Within named "the TRANSFEROR"



Mr. SANDIP NANDKUMAR POTDAR

[Signature]

In the presence of ...

1. Ketan Jain K.D. Jain

2. Mukesh Chauhan

SIGNED AND DELIVERED by the
Within named "the TRANSFEREES"



1. Mr. KALEEM KHAN

[Signature]



2. Mrs. TARNNUM BANO

[Signature]

In the presence of ...

1. Dilip Jain
Propriety Apt,
Badliapur (E) K.D. Jain

2. Sunny Chauhan
Shiv Trath Society,
Badliapur (E) [Signature]



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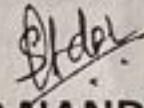
RECEIPT

Acknowledge to have received before the execution hereof, of and from the withinnamed Transferees viz... 1. Mr. KALEEM KHAN & 2. Mrs. TARNNUM BANO, a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) paid by RTGS as under being the part payment of the consideration money agreed to be paid by them to me as withinmentioned.

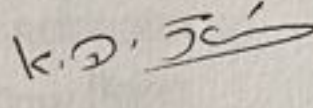
PAYMENT DETAILS:-

RTGS No.	Date	Amount (Rs.)	Bank & Branch
SRCBR92020102811000001	28/10/2020	5,00,000/-	Chembur Nagari Sahakari Bank., Badlapur
-Total Paid Rs. 5,00,000/- (Rupees Five Lakh Only)			

Rs. 5,00,000/-
I Say Received


Mr. SANDIP NANDKUMAR POTDAR
"TRANSFEROR"

WITNESSES:

1. Ketan D. Jain 

2. mnkesh s. chauhan 