

herein)\* of the Other Part purchased and acquired all rights, title and interest in **Flat No. 1405**, admeasuring **724 Sq. Ft. (Carpet)** area (which is inclusive of area of Balconies, if any), on **14<sup>th</sup> Floor**, along with Podium Car Parking Space of the **Building A**, in the "**Rosa Bella Co-operative Housing Society Ltd.**", standing on the plot of land bearing **Survey No. 199/8, 201, 202, Village Kavesar**, lying, being and situated Opp. Suraj Water Park, Ghodbunder Road, Kavesar, 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 has made the entire payment of consideration to the said M/s. Sai Enterprises 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 is the bonafide member of the "**Rosa Bella Co-operative Housing Society Ltd.**", a society registered under **Registration No. TNA/(TNA)/HSG/(TC)/30133-2017 Dated 05/12/2017**, 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 member of the said society, however, as the said society has not yet issued the share certificate, as the same is formed recently, (hereinafter referred to as the **SAID SHARES**) and thus the TRANSFERORS has clear and marketable title in respect of the said premises and thus the TRANSFERORS is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and



*Staff IHL*  
SBI - RACPC Mumbai South (Pimpri Chinchwad) (17889)

HLST / HLC / BST		New / Resale	
Branch Name	Musjid Bunder	Takeover	
Branch Code	01863	Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
	Vijay Kumar Singh Sweta Parashar	5963613 <del>7105533</del>	7666344927
AMT	1 / 2 / 3	Processing Officer	TYMAHESH
Applicant(s)	Sweta ✓	2	3
Name	Sweta Parashar Sourabh Vats		
Mobile No.	9417136624		
Email Id	sweta.vats0107@sbi.co.in		
CIF No.	75053223564	91410470075	
Loan Type	IHL Home Loan / HL Top Up / LAP		
Term Loan	360 month	Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
CRM No./RAAS No.	YLAPHL20242006444250		RLMS No. / LOS No.

Loan Amount	Rs. 1,20,00,000/-	First Disbursement Amount	Rs. 1,20,00,000/-
Loan Tenure	360 Months	Moratorium	NIL Months

**Pre Sanction Survey (PSS) Reports**

	Name	Sent on	Received on
TVSR-1	VS legal		
TVSR-2			
Valuation-1	Talathi		
Valuation-2			
RO+ITR	Cruz <del>Star</del>	09/02/2024	
Property Inspection	12/02/24		

**File Movement**

ID	Data Entry	Processing Officer
action	Documentation	Disbursement
		09/02/24
	Collateral No.	
	Cersai No.	
	EM Creation Date	





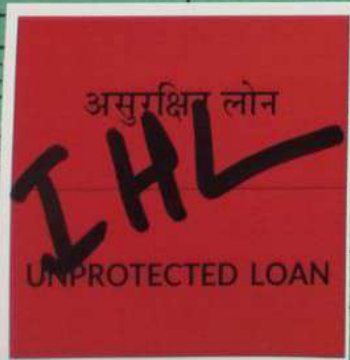
*Staff IHL*  
**SBI - RACPC Mumbai South ( ... ipokali) (17889)**

<b>HLST / HLC / BST</b>		<b>New / Resale</b>	
Branch Name	<i>Musjid Bunder</i>	Takeover	
Branch Code	<i>01863</i>	Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
	<i>Vijay Kumar Singh Sweeta Parashar</i>	<i>5963613 <del>7105533</del></i>	<i>7666344927</i>
AMT	<i>1/2/3</i>	Processing Officer	<b>TYAHESH</b>
Applicant(s)	<i>Sweeta</i> ✓	✓ 2	3
Name	<i>Sweeta Parashar Sourabh Vats</i>		
Mobile No.	<i>9417136624</i>		
Email Id	<i>sweeta.vats0107@sbi.co.in</i>		
CIF No.	<i>75053223564</i>	<i>91410470075</i>	
Loan Type	<i>IHL</i>	<b>Home Loan / HL Top Up / LAP</b>	
Term Loan	<i>360 Month</i>	Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
<b>CRM No./RAAS No.</b> <i>YLAPHL20242006444250</i> <b>RLMS No. / LOS No.</b>			

Loan Amount	<i>Rs. 1,20,00,000/-</i>	First Disbursement Amount	<i>Rs. 1,20,00,000/-</i>
Loan Tenure	<i>360</i> Months	Moratorium	<i>NIL</i> Months

<b>Pre Sanction Survey (PSS) Reports</b>			
	Name	Sent on	Received on
TVSR-1	<i>VS legal</i>		
TVSR-2			
Valuation-1	<i>Talathi</i>		
Valuation-2			
RO+ITR	<i>Cruz</i>	<i>09/02/2024</i>	
Property Inspection	<i>12/02/24</i>		

<b>File Movement</b>		
	Data Entry	Processing Officer
Documentation		<i>09/02/24</i>
Collateral No.		
Cersai No.		
EM Creation Date		





## AGREEMENT FOR SALE

**ARTICLES OF THIS AGREEMENT** is made and entered into at Thane on this \_\_\_ day of February, 2024.

### BETWEEN

1) **DR. GANESH S MOHRIR**, Age 43 years, having Pan No. **ALLPM6305L**, AND 2) **DR. RASIKA GANESH MOHRIR**, Age 42 years, having Pan No. **AEUPT7912E**, Indian Inhabitant, having address at B-2, 2<sup>nd</sup> floor, Aasawari Apartment, Jyoti Nagar, osmanpura, Aurangabad, Maharashtra, 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 heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

### AND

1) **MR. SOURABH VATS**, Age 39 years, Pan No. **ALIPV1321Q**, AND 2) **MRS. SWETA PARASHAR**, Age 36 years, having Pan No. **BPUPP6726E**, Indian Inhabitant, having address at, Gram-Naya, Tola Dudhaila, Post- Mrjapur, Thana- Madhusudanpur, Nur Pur, Bihar- 812006, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

**WHEREAS** by virtue of a Registered Agreement dated 23<sup>rd</sup> day of July, 2012 (Registered with the Sub-Registrar of Thane 5 at Doc. No. TNN5-06307-2012 dated 23/07/2012) executed between M/s. Sai Enterprises, office at- 2 and 3, Vihang Vihar Society, Panchpakhadi, Thane (W) 400607 therein referred to as the "Promoters" & Dr. Ganesh S Mohrir & Dr. Rasika Ganesh Mohrir (TRANSFERORS

Certificate No. 000699



THANE MUNICIPAL CORPORATION, THANE.  
MUNICIPALITY, THANE.  
SANCTION OF DEVELOPMENT

सुधारी परवानगी/ग्रंट ऑफ डेव्हलपमेंट  
UTILISED DRC NO.11/100,007,009,115 (Perversion) & 171 (Good)

सुधारी परवानगी क्र. १, २०१/०४/२०१२

वाणिज्य इमारत क्र. ३, २०१/०४/२०१२

वाणिज्य इमारत क्र. ३, २०१/०४/२०१२

वाणिज्य इमारत - ३, २०१/०४/२०१२

V.P. No. २०१/०४ TMC/TMD २०८ - Date २२/१०/२०१२

Sr./Smt. श्री. अशोकानंद महाडिकर (ई) मा. वि. (मा. १५) (Architect)

Sr./Smt. श्री. सुरेश राम भेंदरे ब. शहर (साहक)

Sr. श्री. सुधीर महापात्रे मा. भू. मा. वि. (साहक) (कलामुद्रावापरक)

With reference to your application No. २४८८६ dated १४/०२/२०१२ For development Permission/grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or to erect building No. ३ वरिष्ठ इमारती in village कामेश्वर Sector No. ४१ Ward No. १११ situated at Road/Street सोडबंदर रोड C.T.S. No./H.No./ T. No. स.नं. १११.

दि. नं. ८, २०१, २०२.

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 line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied until it is permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission/commencement certificate shall remain in force 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.



सुधारी परवानगी सी.सी. विकास प्रस्ताव क्रमांक. २००६/०४/२०१२/मा.पा/श.वि./५१५

दि १७/११/२००९ मधील संशोधित अटी आणपावर वधानकांक राहिली. न न - ५

वाणिज्य इमारतीच्या जोड्यापुर्वी सॉर्किंग रोड मधील बांधकाम कोटेशन क्रमांक ३०७ /२०१२

६८/१०९



THANE MUNICIPAL CORPORATION, THANE. 815  
ANNEXURE - "C"  
(Regulation No. 3 & 34)

SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE  
संविदास इमारत क्र. १ : स्टाईल + पोलीस + वडा मजले  
शांतिदास इमारत क्र. २ : राठ मजला  
शांतिदास इमारत क्र. ३ : राठ + मेकानाई + पहिला ते तिसरा मजला

V.P. No. ३०६/६४ TMC/TDD / ५१५ Date १६/११/२०११

To, Shri / Smt. श्री. आर्कीटेक्चर कन्सल्टंट्स (ई.) प्रा. लि. (वा. वि.) (Architect)

Shri / Smt. श्री. नरेशा खान मंगेश व इतर (मालक)

से. साई एडव्हायजेस (कुलमुखावधारक)

Sir,

With reference to your application No. ३३४७२ dated ०१/०१/०९ For development Permission/grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरिस मंगणे in village कावेसर Sector No. VI Ward No.            situated at Road/ Street घोडपट्टर रोड C.T.S. No./H.No./T. No. स. नं. १११, डि. नं. ८,

३०१,३०३.

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 rule shall be occupied or permitted to be used by any person until occupancy permission has been granted.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person 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 its issue.
- 4) This permission does not entitle you to develop the land, which does not vest in you.
- 5) C.F.O. N.O.C. shall be submitted before Commencement Notice.
- 6) Information board be displayed on site upto obtaining Occupation Certificate.
- 7) Vacant land tax payment should be done.
- 8) 7/12 extract in the name of T.M.C. for area under D.P. Road should be submitted before Plinth Certificate.
- 9) The proposed building should be structurally designed by considering seismic stability forces as per B.S. Code No. 1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.



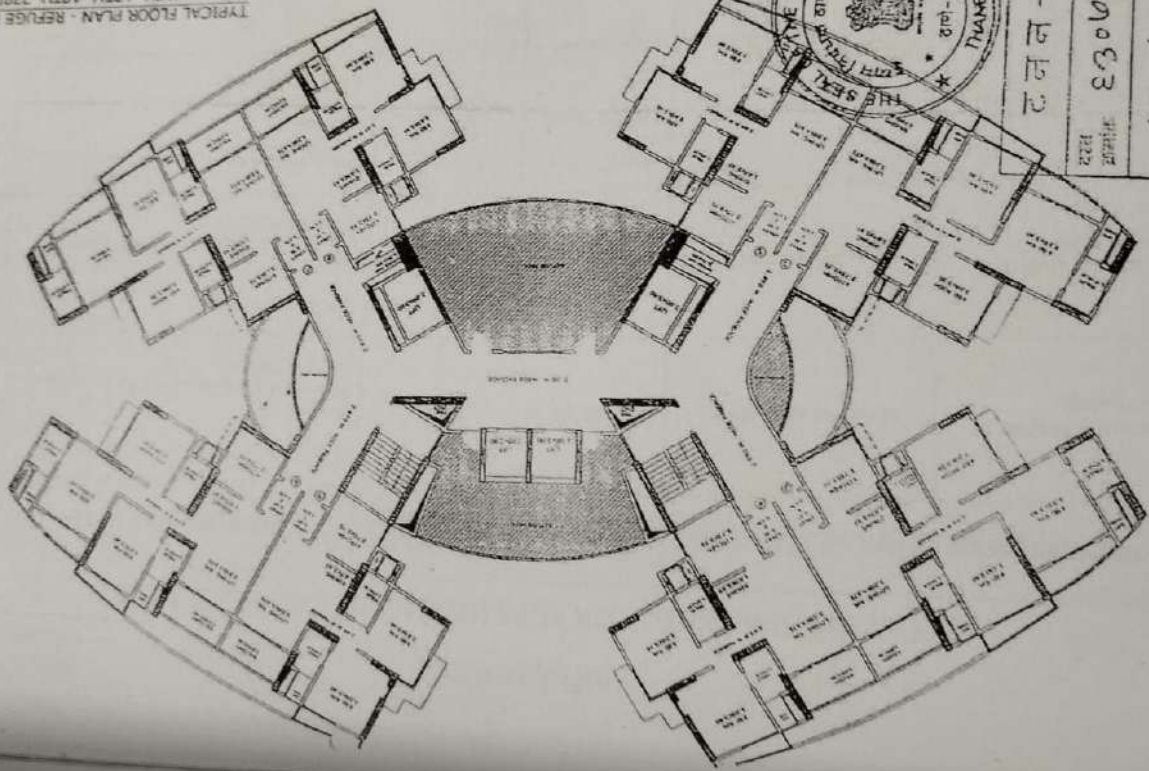
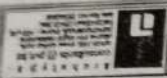
रकम	₹ ३०६	1/2011
क्यातांक	६८ नं - ५	

६८ नं - ५


D.P. Road should be submitted

PROPOSED RESIDENTIAL LAYOUT AT VILLAGE - KAVESAR, THANE

TYPICAL FLOOR PLAN - REFUGE FLOOR  
(8TH, 13TH, 18TH, 23RD FLR.)



27/12/12  
606/1909  
2012/12/12

		ठाणे महानगरपालिका, ठाणे		पावती क्रमांक : TMC2324OL102749	
		मालमत्ता कराची पावती		वर्ष : 2023-2024	
विल क्र. : TMC232410011148		मालमत्ता क्रमांक : 61000106/00112		पावती दिनांक : 22/08/2023 8:43:44PM	
वर्ग क्र. : 100		घर क्र. : / 100		विल दिनांक : 01/04/2023, 03/10/2023	
करदात्याचे नाव : LAND OWNER: SHRI. NARESH RATAN MANERA & OTHER ( OWNER ) STR OWNER: M/S. SAJ ENTERPRISES ON BEHALF OF PARTNER SHRI. NARESH		भरणा प्रकार : Online		घ. दिनांक :	
1	नोटीस फी	0			
2	व्याज	0	धनादेश क्र.:		
3	वॉस्ट फी	0	बँकेचे नाव :		
4	जती फी	0	एकूण मालमत्ताकर रक्कम :	9,673	
5	जाहिरात फी	0	भरलेली रक्कम :	9,641	
6	41(1) अन्वयेची शास्ती	66	सूट : EBR : 32 ABR :	0	32
एकूण इतर देयक रक्कम :		66	एकूण उर्वरित रक्कम :	0	
	थकबाकी	दि. १ एप्रिल रोजी देय कर	दि. १ ऑक्टोबर रोजी देय कर	इतर देय रक्कम	एकूण
कर	0	4815	4792	66	9673
मागील भरणा	0	0	0	0	0
चालू भरणा	0	4815	4760	66	9641
सूट	0	0	32	0	32
शिल्लक	0	0	0	0	

अधारी रुपये :- नऊ हजार सहाशे एकेचाळीस फक्त

R

"सदर पावती चेक वाटल्यानंतर ग्राह्यधरण्यात येईल. अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही. कोर्टातील कामकाजास व निकालावर कार्यवाही करण्यात बाधा होणार नाही या अटीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येत आहे."



## ROSA BELLA CHSL

Opp suraj water park, manera compound, Kavesar, G.B road, Thane west-400615

### QUARTERLY MAINTENANCE INVOICE

GSTIN : 27AAEAR2433B1ZY      INVOICE DATE : 10-01-2024  
 PAN No. : AAEAR2433B      INVOICE NO. : RB/QM/108/23-24  
 REVERSE CHARGE - N.A.      DUE DATE : 31-01-2024

INVOICE TO : Dr Ganesh Mohrir (Rosa-Bella-1405)  
 FLAT NO. : Rosa-Bella-1405  
 FLAT AREA : 1050.0 Sqft  
 MOBILE NO. : 9420035790  
 E-MAIL : gmohrir@gmail.com

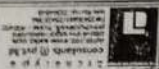
S.No.	Description of Services	Rate	Amount	No. of Days : 91			Net Amount
				CGST	SGST		
1	Water Charges	411.00	1,233.00	0.00	0.00	0.00	1,233.00
2	Service Charges	4,555.00	13,695.00	18%	0.00	0.00	13,695.00
3	Repair & Maintenance Fund	1,313.00	3,939.00	18%	0.00	0.00	3,939.00
4	LIFT AMC	373.00	1,119.00	18%	0.00	0.00	1,119.00
5	Insurance Charges	64.00	192.00	18%	0.00	0.00	192.00
6	Sinking Fund	438.00	1,314.00	18%	0.00	0.00	1,314.00
7	Parking Charges	200.00	600.00	18%	0.00	0.00	600.00
8	Non-Occupancy Charges	456.50	1,370.00	18%	123.00	123.00	1,616.00
9	Other Charges/Penalties	0.00	0.00	18%	0.00	0.00	0.00
10	Development Expense	0.00	0.00	18%	0.00	0.00	0.00
11	Administration Charges	-486.00	-1,458.00	-	0.00	0.00	-1,458.00
12	Surplus Rebate	-	0.00	18%	0.00	0.00	0.00
Cheque Dishonor Charges (INR)			0.00	18%	0.00	0.00	0.00
Late Payment Penalties (INR)			0.00	18%	0.00	0.00	0.00
<b>Current Bill Amount (INR)</b>			<b>22,004.00</b>	<b>-</b>	<b>123.00</b>	<b>123.00</b>	<b>22,250.00</b>
<b>Last month's outstanding (INR)</b>							<b>-1,857.00</b>
<b>Total Payable Amount (INR)</b>							<b>20,393.00</b>

Amount in words : Twenty Thousand Three Hundred Ninety Three Rupees Only

Note:

1. For any discrepancy in Maintenance, kindly contact Facility Manager at 111 or Committee Members.
2. For Payment:
  - i) Payment via App: Use your Credit Card, Debit Card or Internet banking. Extra charges applicable.
  - ii) Cheques Payment: Cheque to be issued in favour of "ROSA BELLA CHS LTD". Kindly mention Name, Flat no. & Bill no. on the reverse of the cheque
  - iii) NEFT Payment:
    - i) Bank Name: The Saraswat Co-Op. Bank Ltd., Waghbil.
    - ii) Saving Bank A/C no. \*ZRBCHS000000XXXX\* Where XXXX is your flat no in 4 digits eg. 0101, 0605, 0908, 1001, 2908 etc
    - iii) IFSC Code - SRCE0000001
3. GST will be applicable on point no.8,9,10, & 11 if below rs 7500 per month.
4. UPI payment/Pay at "RBCHS@SRCE" wing BHIM, PATYM or any other bank's UPI app. Mention "Flat no.xxxx" in the remark section. If remark is not mentioned at the time of payment, the payment will not be recognised by Society Administration.

PROPOSED RESIDENTIAL LAYOUT AT VILLAGE - KAVESAR, THANE



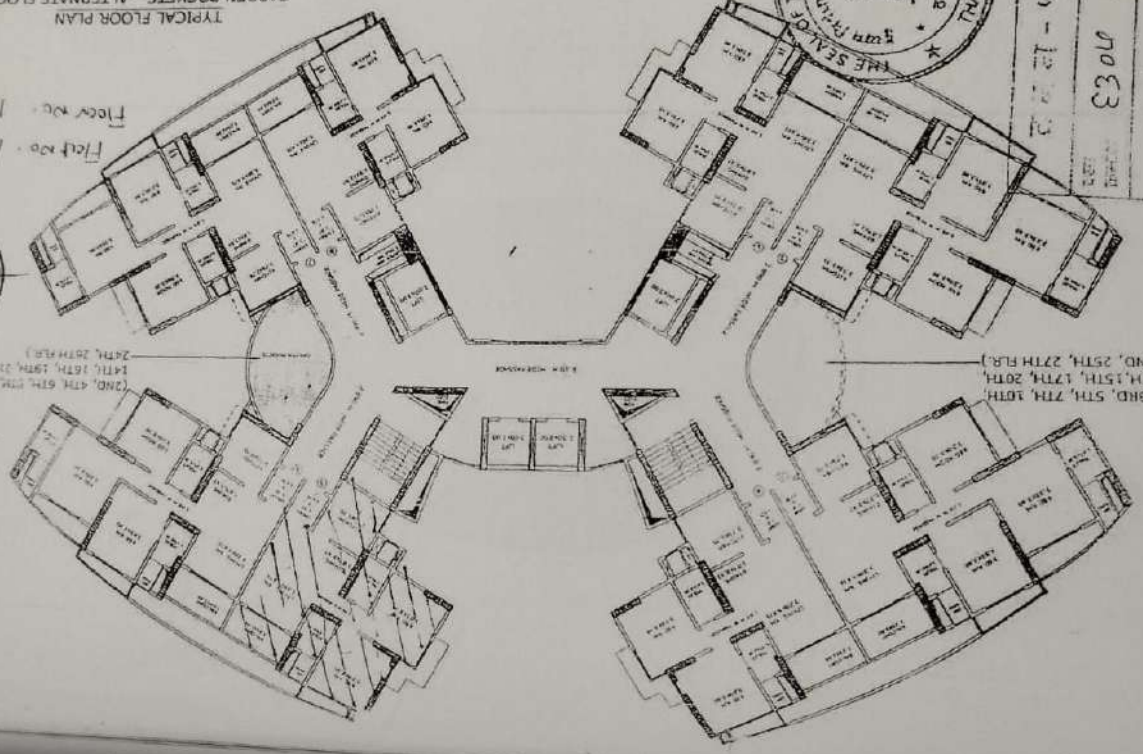
TYPICAL FLOOR PLAN  
GARDEN POCKETS - ALTERNATE FLOORS

Floor no. - 14th  
Flat no. - 1405



(2ND, 4TH, 5TH, 6TH, 11TH, 14TH, 16TH, 19TH, 21ST, 24TH, 26TH FLS.)

Proposed



606/77  
8300/2001  
07033

(1ST, 3RD, 5TH, 7TH, 10TH, 12TH, 15TH, 17TH, 20TH, 22ND, 25TH, 27TH FLS.)



2) DR. RASIKA GANESH MOHRIR  
In presence of ...

1)

2)

SIGNED SEALED AND DELIVERED  
by the within named "TRANSFEREES"

1) MR. SOURABH VATS


2) MRS. SWETA PARASHAR

in the presence of ...

1)

2)

∴ RECEIPT ∴  
RECEIVED of and from 1) MR. SOURABH VATS 2) MRS. SWETA  
PARASHAR (TRANSFEREES) a sum of Rs. 15,50,000/- (Rupees  
Fifteen Lakhs Fifty Thousand only) as the Earnest Money / Part  
Payment against the sale of Flat No. 1405, admeasuring 724 Sq. Ft.  
(Carpet) area (which is inclusive of area of Balconies, if any), on 14<sup>th</sup>  
Floor, along with Podium Car Parking Space of the Building A, in the  
"Rosa Bella Co-operative Housing Society Ltd.", situated Opp. Suraj

50206405  




# MAHANAGAR GAS LIMITED

An ISO 9001, 14001 and 45003 Certified Company  
www.mahanagargas.com

## TAX INVOICE

**Emergency**  
(Gas Leak, Gas Stop, Fire)  
16002689944 (Tollfree)  
(022)-68759400,  
(022)-24012400  
(Available 24x7)

**Mr. GANESH SHAMRAO MOHIRI**  
Flat No : 1405, Floor No : 14,  
ROSA BELLA, WAGBHIL NANA, ROSA BELLA CHSL, G.B. ROAD,  
OPP. SURAJ WATER PARK  
THANE(W), THANE - 400615  
Mob: XXXXX5790, Email: G\*\*\*\*\*R@GMAIL.COM  
BP No :- 1191319017

CA No	2100 0131 8266
Bill Date	27/12/2023
Period	27/10/2023 TO 16/12/2023
Due Amount	766.00
Due Date	16/01/2024
Amount After Due Date	866.00

### Important information

We have raised the current bill based on the Reading obtained by us through visit by Meter Reader provided by you via SMS/MGL connect Mailed to customer Support ID or MGL.

Delayed Payment Charges and Late Payment Charges are levied due to delayed payment against your past bills and total of the same amounting to ₹ 100.00/- has been included under the Arrears amount.

We thank you for paying ₹737.00/- against the PNG Bill dated 27/10/2023 and request you to make balance payment of ₹ 100.00/- for settling the full bill amount and avoid imposition of delayed payment charges and disconnection.

Tentative next meter reading date  
15/04/2024

**Declaration**  
It is hereby certified that Registration Certificate of the Company issued under Maharashtra Value Added Tax Act, 2002 is in force as on date and that the transaction of sale covered under this Tax Invoice shall be accounted for in the Turnover of Sales while filing of Returns and tax payable on the sale, if any, has been paid or shall be paid.  
For Mahanagar Gas Ltd  
*[Signature]*  
Chief Manager - Revenue & Taxation

MVAT Invoice No.	DOM/12/23-24/16575413
SALE OF NATURAL GAS	
Gas Consumption SCM	16
Gas Consumption Charges @ Rate Per SCM 45.33	₹ 732.02
MVAT @3%	₹ 21.96
Arrears	₹ 100.00
Credit Balance / Discount / Rebate	₹ -100.00
<b>TOTAL CHARGES A</b>	₹ 753.98
GST Invoice No.	205002341866
Other Charges	₹ 10.00
Minimum Charges	₹ 0.00
SGST @9%	₹ 0.90
CGST @9%	₹ 0.90
<b>TOTAL CHARGES B</b>	₹ 11.80
<b>TOTAL PAYABLE (A+B)</b>	₹ 766

Gas Consumption Security Deposit ₹ 750.00  
Your interest free, refundable Security deposit towards Last Mile Connectivity with us as on date is ₹5000

Meiter No.	7200941938
Previous Reading	220
Closing Reading	236
Assessed	Actual
Date	16/12/2023

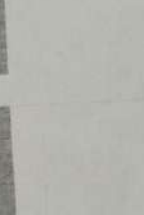
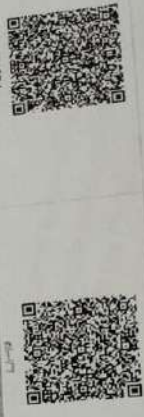
Graph	Period	SCM	Type Of Reading	Amount ₹
	28/08/2023 - 27/10/2023	13	Assessed	625
			Actual	784
	28/06/2023 - 27/08/2023	16	Assessed	588
			Actual	486
	28/04/2023 - 27/06/2023	12	Assessed	756
			Actual	646
	28/02/2023 - 27/04/2023	9	Assessed	
			Actual	
	28/12/2022 - 27/02/2023	14	Assessed	
			Actual	
	28/10/2022 - 27/12/2022	12	Assessed	
			Actual	

Dear Consumer,  
Download MGL CONNECT, app to provide Meter Reading between 11/02/2024 and 14/02/2024. Also you can Self Generate your PNG Bill & Pay between 19/02/2024 and 21/02/2024.

OTP for paperless invoice by sending SMS to 9223955557 "No Hard Copy".  
To check the creditable of Meter Reader / Alter Sales Supervisor  
Open the SMS received from MGL on your registered Mobile number → Click on the link in the SMS → Photo of the Meter Reader / Alter Sales Supervisor will be displayed.

### PAYMENT SLIP / CHEQUE

Cheque Dt: \_\_\_\_\_  
Bank Name/branch: \_\_\_\_\_  
2A - 2100 0131 8266  
Amount Paid: 766.00  
Please pay by cheque in favour of Mahanagar Gas Ltd CA No. 2100 0131 8266





the "Rama Balle Co-operative Housing Society Ltd." residing on the plot of land bearing Survey No. 100/3, 101, 102, Village Ramana, Taluk, being and situated off New Water Park, Chittoor District, Rayachoti Taluk (Muz) District, within the limits of Thane Municipal Corporation and within the Regulatory limits and Sub-divisions of Thane.

AN MATHURASE MATHURASE the parties herein have heretofore set and subscribed their respective shares in the firm and year within incorporation.

WITNESSE HEREBY AND SIGNED  
by the within named "MATHURASE MATHURASE"

(1) DR. GANESH S. MATHURASE

application etc. executed. The TRANSFERORS hereby undertakes to render their fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charges any extra consideration and / or charges etc. for the same.

14. 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.
15. 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.
16. 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.
17. 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. 1405, admeasuring 724 Sq. Ft. (Carpet) area (which is inclusive of area of Balconies, if any), on 14<sup>th</sup> Floor, along with Podium Car Parking Space of the Building A, in**



the "Rosa Bella Co-operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 199/8, 201, 202, Village Kavesar, lying, being and situated Opp. Suraj Water Park, Ghodbunder Road, Kavesar, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

**IN WITNESS WHEREOF** the parties hereto have hereunder set and subscribed their respective hands on the day and year written hereinabove.

**SIGNED SEALED AND DELIVERED**  
by the within named "TRANSFERORS"

**1) DR. GANESH S MOHRIR**

7. The TRANSFERORS hereby state, declare and confirm that, the TRANSFEREES shall be entitled to get transferred the Electricity Meter No. \_\_\_\_\_ having Consumer No. \_\_\_\_\_ & Mahanagar Gas BP No. \_\_\_\_\_ & CA No. \_\_\_\_\_ installed in the said premises to his name and the TRANSFERORS shall, if required, give their fullest co-operation in that regard.
8. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for himself, his heirs, executors, successors forever without any claim charges interest demand or lien of the TRANSFERORS or any person on their behalf or who may claim through them or in trust for them, subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.
9. The TRANSFERORS hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period up-to the date of possession and shall be cleared off by them. The TRANSFEREES declare that he will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.



3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFERORS shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES free from all the encumbrances charges, equity, etc.

4. The TRANSFERORS, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure his title to the said premises and the TRANSFERORS shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.

5. **The transfer fees of the Society shall be borne by the TRANSFERORS and the TRANSFEREES in Equal proportions.**

The TRANSFERORS shall also hand over their previous Agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises, for the purpose of their record.

6. The TRANSFEREES hereby agrees that, on becoming the members of the said society, the TRANSFEREES shall abide by all single by-laws, rules and regulations adopted by the society.

10. The TRANSFERORS further declares that they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or they may be prevented from entering into this agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFERORS shall indemnify and keep indemnified the TRANSFEREES from any loss caused to the TRANSFEREES because of the defect in title.
11. The TRANSFERORS shall obtain the necessary No Objection Certificate (NOC) from the "**Rosa Bella Co-operative Housing Society Ltd.**", to effectuate the legal perfect transfer of the said premises and the TRANSFERORS have confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREES herein.
12. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares, and benefits annexed to the said premises and various deposits paid by the TRANSFERORS to the said society.
13. The TRANSFEREES are bound to get the said premises legally transferred in his own name / favour after observing all the necessary procedures and get all the deed, documents,



**AND WHEREAS** after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFERORS and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing as follows :

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

1. The TRANSFERORS hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agree to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 1405**, admeasuring **724 Sq. Ft. (Carpet)** area (which is inclusive of area of Balconies, if any), on **14<sup>th</sup> Floor**, along with Podium Car Parking Space of the **Building A**, in the "**Rosa Bella Co-operative Housing Society Ltd.**", standing on the plot of land bearing **Survey No. 199/8, 201, 202, Village Kavesar**, lying, being and situated Opp. Suraj Water Park, Ghodbunder Road, Kavesar, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, as and for a **Lump-sum Price of Rs. 1,33,50,000/- (Rupees One Crore Thirty Three Lakhs Fifty Thousand only)** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.

TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

E) The TRANSFERORS in the past have not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and have not created any tenancy or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.

F) Neither the TRANSFERORS nor any of their predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

G) The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFERORS have all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

**AND WHEREAS** believing the aforesaid representations the TRANSFEREES offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society at and for **Lump-sum Price / Consideration of Rs. 1,33,50,000/- (Rupees One Crore Thirty Three Lakhs Fifty Thousand only).**

*Handwritten signature and text:*  
5/11/2015  
[Signature]



2. The TRANSFEREES have agreed to pay to TRANSFERORS Lump-sum Price / Consideration of Rs. 1,33,50,000/- (Rupees One Crore Thirty Three Lakhs Fifty Thousand only) in the following manner :-

a. Rs. \_\_\_/- (Rupees \_\_\_ Only) by Cheque No. \_\_\_ Dated \_\_\_ Drawn on \_\_\_ as the Part Payment.

b. The TRANSFEREES have agreed to pay TDS of Rs.1,33,500/- (Rupees One Lakh Thirty Three Thousand Five Hundred Only) i.e. 1 % of the value of this Agreement to the concerned authority and to provide supporting Challan evidencing payment of TDS & TDS Certificates within 15 days from the date of registration of this Agreement and handover to the TRANSFERORS.

c. **Balance Amount of Consideration of Rs.1,18,000/- (Rupees One Lakh Eighteen Thousand only)** by obtaining loan from any Bank / Financial Institution as **Full and Final Payment** after registration of this Agreement and within **45 days** from handing over Mortgage NOC from Society, all Original Documents and other related papers from the TRANSFERORS to TRANSFEREES. (with an arrangement that an outstanding amount of or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to **SBI BANK** against the outstanding loan of the TRANSFERORS in respect of the said premises and the balance amount of consideration shall be paid to the TRANSFERORS).

dispose off the said premises and every part thereof and to dispose off the same to any third party.

**AND WHEREAS** the TRANSFERORS out of his own interest has decided to sell the aforesaid premises on **OWNERSHIP BASIS**.

**AND WHEREAS** the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that:

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.

C) The TRANSFERORS have obtained a loan facility from **SBI BANK** for purchase of the said premises and an outstanding amount is still due and payable by the TRANSFERORS to the said Bank, **SAVE AND EXCEPT** THE aforesaid loan, the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi - Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of the said premises.

D) The TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the