



28/01/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 1971/2022

नोदणी :

Regn:83m

गावाचे नाव : पांचपाखाडी

(1)चिन्हाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	7745000
(3) बाजारभाव(भाडेपट्ट्याच्या वादतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	7742303
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सदनिका नं 103, माळा नं: पहिला मजला, इमारतीचे नाव: सिल्व्हर आर्च को. ऑप.ही.सो.लि., ब्लॉक नं: जे.के. ग्राम,ठाणे पश्चिम 400606, रोड नं: समता नगर, इतर माहिती: उपविभाग क्र. 5/19/4-5फ,सदनिका नं: 103,1 ला मजला,ए विंग,सिल्व्हर आर्च को. ऑप.ही.सो.लि.,जे.के. ग्राम,समता नगर,ठाणे प. सदनिकेचे एकूण क्षेत्रफळ 621 चौ.फुट बांधीव( ( Survey Number : 202 CTS No. 823 ; Final Plot Number : 30 TPS No. 1 ; ) )
(5) क्षेत्रफळ	1) 621 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/जिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अपर्णा आशुतोष भोसले - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका क्र. सी-3402, ओबेराय स्प्रिंग्स, अंधेरी लिंक रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पंत नं:-AAPPB6019B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुयमा दिनेश हरिया - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए-602, सिल्व्हर आर्च, पोखरण रोड नंबर 1, रेमंड कंपनी, समता नगर, ठाणे पश्चिम, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400606 पंत नं:- AAFP4453D
(9) दस्तऐवज करून दिल्याचा दिनांक	28/01/2022
(10)दस्त नोदणी केल्याचा दिनांक	28/01/2022
(11)अनुक्रमांक,खंड व पृष्ठ	1971/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	464700
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

*Rishmukh*  
सह दुय्यम निबंधक वर्ग - 2  
ठाणे क्र. 2

मुद्रांकनासाठी विचारान घेतलेला नगशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :- :

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



77,45,000 - 100  
31,100 - 9  
25.11 x  
77,45  
31.00  
46.45

*S.D. Halia*

## AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made and entered into at **THANE** on this 28<sup>th</sup> day of January, 2022;

BY AND BETWEEN

MRS. APARNA ASHUTOSH BHOSLE, Age 49<sup>1</sup> years, by Occupation 2/30 Business, having PAN-AAPPB6019B, UID-744055693896, an adult Indian Inhabitant Residing at **Flat C-3402, Oberoi Springs, Off. Andheri Link Road, Andheri West, Mumbai 400053** hereinafter referred to as "THE VENDOR/TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his/her/their heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

MRS. SUSHMA DINESH HARIA, Age 47 years, PAN-AAFPH4453D, UID-582873624353 an adult Indian Inhabitant Residing at **A-602, Silver Arch, Pokharan Road No. 1, Raymond Company, Samata Nagar, Thane West 400606** hereinafter referred to as "THE PURCHASER/ TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his/her/their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS:

- A) PROPERTY DETAILS : All that piece and parcel of Residential Premises bearing **Flat No. 103** admeasuring **621 Sq.ft. Built-up** area on the **First Floor** in **A-Wing** in the Building known as **SILVER ARCH** Co-operative Housing Society Limited, having Registration No. **TNA(TNA)/HSG/(TC)/ 8178/96-97** Dated **20/06/1996** lying being situated and standing at **Jeke Gram, Samta Nagar, Thane West 400606** on the plots of land bearing Final Plot No. **30** of TPS No. **1** lying, being and situated at Revenue Village Panchpakhadi, Samta Nagar, Pokharan Road No. 1, Thane West, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District; which Flat hereinafter referred to as the "**SAID PREMISES**".
- B) All the Flat purchases of said building/s had formed into and registered a Co-op. Housing Society namely "**SILVER ARCH**" Co-op. Hsg. Soc. Ltd. bearing Registration No. **TNA(TNA)/ HSG/(TC)/8178/96-97** Dated

A.A. Bhosle  
Transferor/Vendor/s

Sd/-

S. D. Haria  
Transferee/Purchaser/s



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दिनांक	20/06/2020	20/06/1996	
पृष्ठ संख्या	3	/	30

for brevities sake hereinafter referred to as 'SAID SOCIETY'

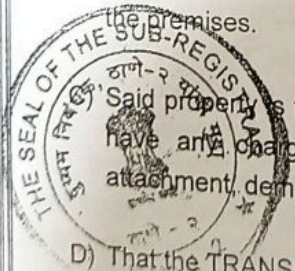
- C) By virtue of Gift Deed duly registered under Sr.No. TNN-2/12212/2020 with the Office of Sub-Registrar of Assurances at Thane-2; **Mr. Arun Atmaram Patki** gift, assigned and transfer and **MRS. APARNA ASHUTOSH BHOSLE** accepted the gift, acquired and possessed said premises on the terms and conditions reduced therein;
- D) According to gift of said premises **MRS. APARNA ASHUTOSH BHOSLE** admitted as a Member/s of said Society and the said Society had issued a Share Certificate **No. 2** for the five (5) fully paid up shares of Rs. 50/- (Fifty) each numbered from **06 to 10** (both inclusive) subject to said premises bearing **Flat No. A-103**.

**AND WHEREAS** the TRANSFEROR herein has been put into the actual and physical possession of the said premises as the absolute and lawful Owner thereof.

**AND WEREAS** the TRANSFEROR with all her rights in the said premises and with consent of her all heirs out her own sweet will decided to sell said premises i.e. Flat No. A-103 on **OWNERSHIP BASIS**.

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

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



Said property is free from all sorts of burdens. The property does not have any charges over it like, sale, gift, mortgage, lease, lien, attachment, demands, etc.

D) That the TRANSFEROR herein had paid all those payable concerning to the said property and the said premises is free from all encumbrances or charges and / or is not the subject to any lispensens or easements or attachments either before or after judgment. The TRANSFEROR have not received any notice either form the

*[Signature]*  
Transferor/Vendor/s

Sd/-

*[Signature]*  
Transferee/Purchaser/s



Government, Semi-government, Society or the Municipal Corporation regarding any of the proceedings in respect of the said premises.

- E) The TRANSFEROR have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.
- F) The TRANSFEROR 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, leave and license 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.
- G) Neither the TRANSFEROR nor any of his/her/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.
- H) The TRANSFEROR have not done any act, deed matter or thing whereby she is prevented from entering into this agreement on the various terms and condition stated herein favour of the TRANSFEREES and the TRANSFEROR 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 representation the TRANSFEREE offered to purchase the said premises and right, title and interest in 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. 77,45,000/- (Rupees Seventy Seven Lakh Forty Five Thousand Only)**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, he has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and condition 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;

*AAS hostle*  
Transferor/Vendor/s

Sd/-

*S. D. Naria*  
Transferee/Purchaser/s



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The TRANSFER hereby agrees to sell, assign and the transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in the said premises bearing Residential Flat No. 103 admeasuring 621 Sq.ft. Built-up. area on the First Floor in A-Wing in the Building known as SILVER ARCH Co-operative Housing Society Limited, having Registration No. TNA/(TNA)/HSG/(TC)/8178/96-97 Dated 20/06/1996 lying being, situated and standing at Jeke Gram, Samta Nagar, Thane West 400606 on the plots of land bearing Final Plot No. 30 of TPS No. 1 lying, being and situated at Revenue Village Panchpakhadi, Samta Nagar, Pokharan Road No. 1, Thane West, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District as and for Lump-sum Price of Rs. 77,45,000/- (Rupees Seventy Seven Lakh Forty Five Thousand Only) along with the right, title and interest of membership shares and more particularly described in the SCHEDULE hereunder written.

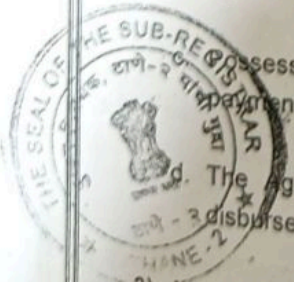
2) The TRANSFEREES has paid an amount of Rs. 31,00,000/- (Rupees Thirty One Lakh Only) on or before the day and date of this present and in consideration of receipts whereof the TRANSFEROR hereby admit and payment and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment and balance payment of Rs. 46,45,000/- (Rupees Forty Six Lakh Forty Five Thousand Only) shall be payable within 30 days from the execution of these presents after sanction of loan from the satiable financial institution as under;

- a. Balance cheque amount will be paid through bank loan disbursement from Cosmos Bank. The sanction letter of the bank is enclosed with the agreement.
- b. If the balance payment is not paid in full within 30 days of agreement then the agreement will stand cancelled.

possession of property will be done only after receiving full payment.

The agreement is made and registered to facilitate the loan disbursement.

3) An amount of T.D.S. of Rs. 77,450/- (on the 1.00% of Sale Consideration of Rs. 77,45,000/-) will borne and payable by the Transferor. It is hereby agreed between the parties that the Transferee herein will pay the TDS on behalf of Transferors by Deducting the



*[Signature]*  
Transferor/Vendor/s

Sd/-

*[Signature]*  
Transferee/Purchaser/s



12) The TRANSFEREES are bound to get the said premises legally transferred in his/her/their own name / favour after observing all the necessary procedures and get all the deed documents, application etc. Executed. The TRASFEROR herby undertakes to render his/her/their fullest co-operation tot the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREES and further undertakes not to charge any extra consideration and /or charges ets. for the same.

13) The TRANSFEROR hereby to sign all necessary, papers, documents, deeds and swear affidavits and declaration as when necessary for effective transfer of the said premises in favour of the TRANSFEREES.

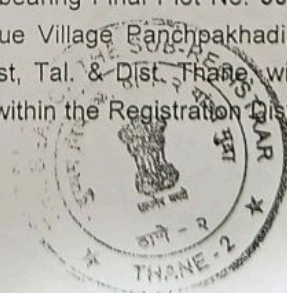
14) The TRANSFEROR and TRANSFEREES shall indemnify and keep indemnified the said developers/society for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till date of handing over possession of the said premises to the TRANSFEREES.

15) The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc shall be borne and paid by TRANSFEROR ALONE.

16) This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made the render.

#### SCHEDULE ABOVE REFERRED TO;

ALL THAT PIECE AND PARCEL of the said premises bearing **Residential Flat No. 103** admeasuring **621 Sq.ft. Built-up.** area on the **First Floor** in **A-Wing** in the Building known as **SILVER ARCH** Co-operative Housing Society Limited, having Registration No. **TNA/(TNA)/HSG/(TC)/8178/96-97** Dated 20/06/1996 lying being, situated and standing at **Jeke Gram, Samta Nagar, Thane West 400606** on the plots of land bearing Final Plot No. 30 of TPS No. 1 lying, being and situated at Revenue Village **Ranchpakhadi, Samta Nagar, Pokharan Road No. 1, Thane West, Tal. & Dist. Thane** within the limits of Thane Municipal Corporation and within the Registration District and Sub-District.



*ABH*  
Transferor/Vendor/s

Sd/-

*S. D. Maria*  
Transferee/Purchaser/s