

गावाचे नाव : पांचपाखाडी

(1) वित्तेबाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	8170000
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	8167473
(4) भू-मापन, पोटहिसमा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: सदनिका नं 104, माळा नं: पहिला मजला, इमारतीचे नाव: मिल्हार् आर्च को. ऑप.ही.मो.लि., ब्लॉक नं: जे.के. ग्राम,ठाणे पश्चिम 400606, रोड नं: समता नगर, इतर माहिती: उपविभाग क्र. 5/19/4-5फ,सदनिका नं: 104,1 ला मजला ए विंग,मिल्हार् आर्च को. ऑप.ही.मो.लि., जे.के. ग्राम,समता नगर,ठाणे प. सदनिकेचे एकूण क्षेत्रफळ 621 चौ.फुट बांधीव,मोवत गरज नं. 7 महिन((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) दन्तग्वेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोनिका पत्की - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सदनिका नं 2, तळ मजला, प्लॉट नं 27, सी ब्रीज सोमायटी, अब्दुल गफ्फार खान रोड, बरळी,मुम्बई, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400018 पॅन नं:-AICPP8094R
(8) दन्तग्वेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश कानजी हरिया - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ए-602, मिल्हार् आर्च, पोखरण रोड नंबर 1, रेमंड कंपनी, समता नगर, ठाणे पश्चिम, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-ABJPH8554N
(9) दन्तग्वेवज करून दिल्याचा दिनांक	28/01/2022
(10) दम्न नोंदणी केल्याचा दिनांक	28/01/2022
(11) भूतक्रमांक, खड व पृष्ठ	1973/2022
(12) वाजान्भावाप्रमाणे मुद्रांक शुल्क	490200
(13) वाजान्भावाप्रमाणे नोंदणी शुल्क	30000
(14) धेरा	

Bohmuch
28/01
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.



AGREEMENT FOR SALE

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

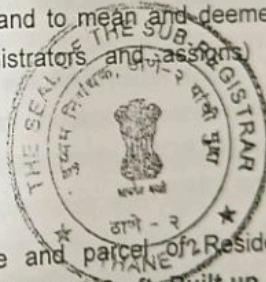
दिनांक	१६/०१/२०२२
पृष्ठ क्रमांक	३ / ३०

BY AND BETWEEN

MS. MONIKA PATKI, Age 46 years, by Occupation-Business, having PAN-AICPP8094R, UID-812225090979, an adult Indian Inhabitant Residing at Flat No. 2, Ground Floor, Plot No. 27, Sea Breeze CHS, Abdul Gaffar Khan Road, Worli, Mumbai 400018 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

MR. DINESH KANJI HARIA, Age 55 years, Occupation-Business, having PAN-ABJPH8554N, UID-820004804332 both 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/ TRANSFEREE" (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. 104 admeasuring 621 Sq.ft. Built-up. area on the First Floor in A-Wing alongwith Garage No. 7 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 Jekhe 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.

[Signature]
Transferor/Vendor/s

Sd/-

[Signature]
Transferee/Purchaser/s

ट नं १२	पार ०२
दस्ता क्रमांक	२०/०६/१००६
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Ltd. bearing Registration No. TNA/(TNA)/ HSG/(TC)/8178/96-97 Dated
20/06/1996 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 **MS. MONIKA PATKI** accepted the gift, acquired and possessed said premises on the terms and conditions reduced therein;
- D) According to gift of said premises **MS. MONIKA PATKI** admitted as a Member/s of said Society and the said Society had issued a Share Certificate **No. 3** for the five (5) fully paid up shares of Rs. 50/- (Fifty) each numbered from **11 to 15** (both inclusive) subject to said premises bearing **Flat No. A-104**.

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.

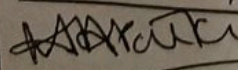
AND WEREAS the TRANSFEROR with all her rights in the said premises and with consent of her all heirs out her own sweet will decided to sell said premises i.e. Flat No. A-104 on **OWNERSHIP BASIS**.

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

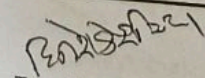
- A) There, are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the premises.

C) 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/Vendor/s

Sd/-

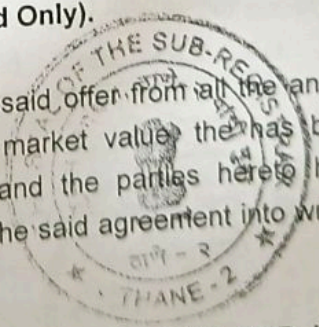

Transferee/Purchaser/s

TRANSFEROR 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.

- E) The TRANSFROR 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 TRANSFEREE and the TRANSFEROR have all the right, title and interest to enter into this agreement with the TRANSFEREE on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representation the TRSNSTFEREE 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. 81,70,000/- (Rupees Eighty One Lakh Seventy Thousand Only).**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the 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;

[Signature]
Transferor/Vendor/s

Sd/-

[Signature]
Transferee/Purchaser/s

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 TRANSFEROR to the said society.

13) The TRANSFEREE 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 TRANSFEROR hereby undertakes to render his/her/their fullest co-operation to the TRANSFEREE for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREE and further undertakes not to charge any extra consideration and /or charges etc. for the same.

14) 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 TRANSFEREE.

15) The TRANSFEROR and TRANSFEREE 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 TRANSFEREE.

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 TRANSFEROR 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 PIECE AND PARCEL of the said premises bearing Residential Flat No. 104 admeasuring 621 Sq.ft. Built-up. area on the First Floor in A-Wing alongwith Garage No. 7 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 Jekhe 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.

Transferor/Vendor/s

Sd/-

Transferee/Purchaser/s

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2022	
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