

File No. 3593

FLAT NO. 802, 800 FLOOR, B WING, GANGA CHHETRI,
PLOT NO 19B, SECTOR 11, KOPARKHAIRANE, NAVI MUMBAI 400709,
TAL. & DIST. THANE

AGREEMENT FOR SALE



Nitesh K Singh

B.A. (Hons.), LL.B (BHU)

NKS Legal

ADVOCATES HIGH COURT
[Complete Legal Solution Firm]

**HEAD OFFICE: AASHIYANA, ROW HOUSE PLOT NO 62,
NEAR BHARAT GAS, SECTOR-2, KOPARKHAIRANE,
NAVI MUMBAI 400 709.
MOBILE NO. 9819075002/9930020799
OFFICE TELEPHONE NO. 022 - 2754 5001/275454002
Email Id. nksinghlaw@gmail.com
nkslegal@hotmail.com**

10/07/2024

10/07/2024

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पावती

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मोदीकी क्र. 17691
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पावती क्र. 17691 दिनांक 19/07/2024

पावतीचा नाव कोपरखैरणे
दरमितीचा प्रकार माल माल. दस्त. क्र. 17691/2024
दरमितीचा प्रकार करारनामा
सदर करणाराचे नाव आदित्य कुमार -

मोदीकी फी	रु. 10000.00
दस्त. ताताळणी फी	रु. 800.00
पुर्तणीची संख्या 40	
एकूण:	रु. 30800.00

तुलसी
ई.ता. अफि
(11 :))

Joint Sub Registrar, Thane &

सह दुय्यम निबंधक वर्ग-२
ठाणे.क्र-८

न. 802,
ई. बॉक नं.:

दरमिती रु. 10024314/-
मोदीकी रु. 17000000/-
भरलेले मूदीकी शुल्क : रु. 1020000/-

बॉक नं.
ई नं. -

1) देयकाचा प्रकार DHC रक्कम: रु. 800/-
डीडी घनादेश पे ऑर्डर क्रमांक: 0724195817962 दिनांक: 19/07/2024
ई.के.चे नाव व पत्ता
2) देयकाचा प्रकार ec ballan रक्कम: रु. 30000/-
डीडी घनादेश पे ऑर्डर क्रमांक: MH005465578202425E दिनांक: 19/07/2024
ई.के.चे नाव व पत्ता

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रोड नं. -



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19/07/2024

Friday, July 19, 2024

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नोंदणी क्र. 19851

दि. 19/07/2024

नोंदणी क्र. 19851 दि. 19/07/2024

मा. ना. चे. ना. कोपरखैरणे

दस्तावेज क्रमांक अ-क्रमांक टननर-17691-2024

दस्तावेजाचा प्रकार करारनामा

सादर करणा. मा. चे. ना. आदित्य कुमार - -

नोंदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 800.00

पुढाची संख्या: 40

एकूण:

₹ 30800.00

Joint Sub Registrar, Thane &

सह दुय्यम निबंधक ठाणे-२

ठाणे.क्र-८

बाजार मूल्य ₹ 10324314/-

मोबदला ₹ 17000000/-

भरलेले मुद्रांक शुल्क : ₹. 1020000/-

1) देयकाचा प्रकार: DJHC रक्कम: ₹.800/-

डीडी-धनादेशाचे ऑर्डर क्रमांक: 0724195817962 दिनांक: 19/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी-धनादेशाचे ऑर्डर क्रमांक: MH005465578202425E दिनांक: 19/07/2024

बँकेचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8
 दस्त क्रमांक : 17691/2024
 नोंदणी :
 Regn 63m

गावाचे नाव : कोपरखेरणे

1) विदेशी या प्रकार	कारनामा
2) नोंदणी	17000000
3) वाजराभाव (भावाप्रमाण) वाढवितेयदीनंतर आकारणी देता की पत्रावर ले समुद्र कराया	10324314
4) भू-माल्याने प्लॉट हिल्ले व धडक्याक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: सदनिका क्र. 802,8वा मजला,बी-विंग, नुनर्नी दर्शन, गंगाई को, ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड, प्लॉट न. 19बी, सेक्टर-11, कोपरखेरणे, नवी मुंबई, ता. अफि लि. ठाणे, क्षेत्रफळ 668 चौ. फूट. कार्यालय एरिया (Plot Number : 198 ; SECTOR NUMBER : 11 ;)
5) क्षेत्र	1) 668 चौ.फूट
6) आकारणी किंवा दुटी देणे - असेल तेव्हा	
7) दुसरे कोट करून देण्याच्या निदेश देण्याच्या दिनांकात नोंदणी केलेल्या गावाच्या सुकुमनाम किंवा आदेश अस्तित्वात, प्रतिवादीचे नाव	1): नाव:-गंगाबेन नरशी भानुशाली - - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: क्रम न. 802, बी-विंग, तुलसी दर्शन अपार्टमेंट, गंगाई सीएचएस लि. प्लॉट न. 19बी, सेक्टर 11, कोपरखेरणे, नवी मुंबई, ब्लॉक नं - , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AFIPBS199J
8) दुसरे कोट करून घेण्याच्या धडकारावे व किंवा नोंदणी घेण्याच्या धडक्याच्या किंवा आदेश	1): नाव:-आदित्य कुमार - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: छॉटॅरर न. 18, ब्लॉक न. 28, सेक्टर-1, वर्ल्ड बँक कॉलोनी, भिलाई-3, भिलाई चरोदा, दुर्ग, भिलाई ईस्ट छत्तीसगढ, ब्लॉक नं: -, रोड नं: -, छत्तीसगढ, दुर्ग. पिन कोड:-490021 पॅन नं:-AQOPK0514F
9) दस्तऐवज करून दिव्याचा दिनांक	19/07/2024
10) दस्त नोंदणी केलेचा दिनांक	19/07/2024
11) अनुक्रमांक, खड व पृष्ठ	17691/2024
12) वाजराभावप्रमाण मुद्रांक शुल्क	1020000
13) वाजराभावप्रमाण नोंदणी शुल्क	30000
14) माल	

न्यायकनामाडी विवासा: घेतल्या तपशील:-
 मुद्रांक शुल्क आकारल्याने निवडूनता अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग-२
 ठाणे.क्र-८




Valuation Report Page

मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)					
Valuation ID	2024 7198858				19 July 2024 06:39:50 PM टनन
मालक नाव	श्री. रा. रा. रा.				
पत्ता	ठाणे				
मूल्यांकन	वाडगाव हावे				
संपत्ती क्रमांक	100 कोपर क्षेत्री नोड सेक्टर क्र. 11				
हस्ताक्षर	Navi Mumbai Municipal Corporation				सर्वे क्षेत्र न. भू. क्रमांक
बाधीव मूल्य दर तक्त्यानुसार मूल्यदर रु.					
सूची क्रमांक	विकासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमाथ्याचे एकक नो मीटर
100	100	100	100	100	
बाधीव क्षेत्राची माहिती	वाडगाव मीटर	मिळकतीचा तयार.	बिनासी सदनिका	मिळकतीचा प्रकार.	बाधीव
वाडगाव क्षेत्राचा प्लान क्र.	100	मिळकतीचे वय.	100 वर्षे	बांधकामाचा दर.	Rs. 2000/-
वाडगाव क्षेत्राचा प्लान क्र.	100	मजला.	50 to 100 Sq. Ft.		
<p>सूची क्रमांक 100 - Property constructed after circular no 02/01/2018</p> <p>मूल्यदर = 100 * 100 Apply to Rate = Rs. 138600/-</p> <p>घर - घरातार मिळकतीचा प्लान नो मीटर मूल्यदर = ((138600 * 47800) * (100 * 100) + 47800) = Rs. 138600/-</p> <p>100 मिळकतीचे मूल्य = घरीत प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 138600 * 74.49 = Rs. 10324314/-</p>					
<p>एकत्रित अंतिम मूल्य</p> <p>मूल्य = मिळकतीचे मूल्य + तक्त्याचे मूल्य + मीटरदरानुसार मूल्य + लागतणा प्लानचे मूल्य + प्लान नो मूल्य + अरोर मूल्य + कोरडा कट्टन मूल्य + खुल्या जमिनी वरील वाहन तयारचे मूल्य + हमाली मीटर मूल्य + बांधकाम मूल्य + बांधकाम मूल्य - स्वयं-प्रतिष्ठित</p> <p>A + B + C + D + E + F + G + H + I + J</p> <p>10324314 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = 0</p> <p>Rs. 10324314/-</p> <p>= रु एक करोड तीन लाख चौवीस हजार तीन सौ चौदा /-</p>					



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सह दुय्यम निबंधक वर्ग-२
ठाणे.क्र-८



CHALLAN
MTR Form Number-6

GRN	MH005465578202425E	BARCODE	Date		19/07/2024 17:52:28	Form ID	252
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No (If Applicable)	AGOPK0514F			
Office Name	THANE THANE NO 8 JOINT SUB REGISTRAR		Full Name	ADITYA KUMAR			
Location	THANE		Flat/Block No.	Flat No. 802, 8th Floor, B-Wing, Tulsi Darshan			
Year	2024-2025 One Time		Premises/Building	Gangai CHS LTD			
Account Head Details		Amount In Rs.	Road/Street	Plot No 19B, Sector 11, Koparkhairane, Navi Mumbai			
0030046401	Stamp Duty	1020000.00	Area/Locality	Dist. Thane			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	0	0	7 0 9
			Remarks (If Any)	PAN=AFIPB5199-SecondPartyName=GANGABEN NARSHI BHANUSHAI			
			Amount In Words	Ten Lakh Fifty Thousand Rupees Only			
Total		10,50,000.00	Words				
Payment Details			FOR USE IN RECEIVING BANK				
IDBI BANK			Bank CIN	Ref. No.	69103332024071919256	2879780436	
Cheque-DD Details			Bank Date	RBI Date	19/07/2024-17:54:54	Not Verified with RBI	
Cheque/DD No			Bank-Branch	IDBI BANK			
Name of Bank			Scroll No. , Date	Not Verified with Scroll			
Name of Branch							



रकम = 10,50,000/-
908912-80
2024

Department ID: Mobile No. : 9930020799
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सहायक न्यायाधीश कार्यालय, ठाणे, या कार्यालयीन दस्तऐवजांची यादी आहे. यादी न करता कार्यालयीन दस्तऐवजांची यादी घेतली जाणार नाही.

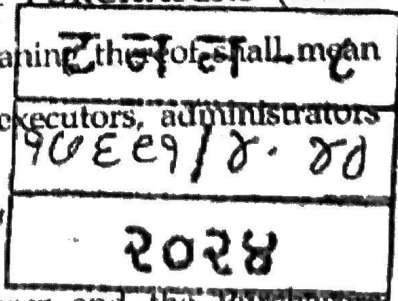
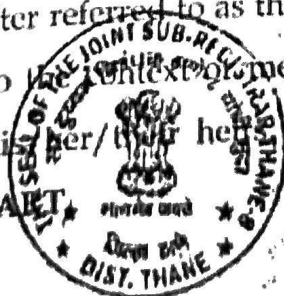
(Flat No. B-802)

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 19th day of July, 2024; BETWEEN: Mrs. GANGABEN NARSHI BHANUSHALI, aged about 52 Years, Permanent Account No. AFIPB5199J, Aadhar No. 5712 3137 2000, adult, an Indian Inhabitant, having address at Room No. 802, B-Wing, Tulsi Darshan Apartment, Gangai CHS Ltd, Plot No. 19/B, Sector 11, Koparkhairane, Navi Mumbai - 400709, hereinafter referred to as the 'SELLER' (which expression unless repugnant to the context or meaning thereof shall mean and include him/her/them, his/her/their heirs, executors, administrators and assigns) of the **FIRST PART**;

AND.....

1) Mr. ADITYA KUMAR s/o. Mr., Sanad Kumar Sharma, aged about 42 years, Permanent Account No. AQOPK0514F, Aadhar No. 8828 0230 4130 and 2) Mrs. PRIYANKA SHARMA w/o Mr. Aditya Kumar, aged about 39 years, Permanent Account No. BZZPS6609C, Aadhar No. 5505 0739 3848, adults, Indian Inhabitants, having address at Quarter No. 18, Block No. 28, Sector-1, World Bank Colony, Bhilaj-3, Bhilai Charoda, Durg, Bhilai East, Chhattisgarh - 490021, hereinafter referred to as the 'PURCHASERS' (which expression unless repugnant to the context or meaning thereof shall mean and include him/her/them, his/her/their heirs, executors, administrators and assigns) of the **SECOND PART**;



The Seller means also Vendor/Assignor/Transferor and the Purchasers mean also Assignees/Transferees in terms of assignment/transfer respectively shall hereinafter together be referred to as the "Parties" and individually as the "Party".

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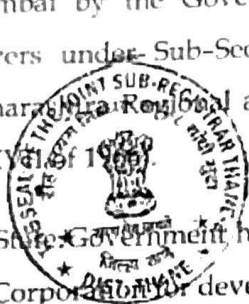
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Whereas Transferor is lawful and sole owner of a residential premises i.e. Flat No. 802, 8th Floor, B-Wing, Building Known as Tulsi Darshan, Society known as Gangai Co-operative Housing Society Limited, Plot No. 19B, Sector-11, Koparkhairane, Navi Mumbai - 400709, Tal. & Dist. Thane, admeasuring about 668 Sq. Ft. Carpet Area, (hereinafter referred to as "the said Flat/Property").

AND WHEREAS: -

1. The City and Industrial Development Corporation of Maharashtra Limited (CIDCO) and a company incorporated under the Companies Act, 1956, and having registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 21 (herein after referred to as 'The Corporation') is the New Town Development Authority declared for the area designed as a site for the New Town of the Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXV of 1966).
2. The State Government had acquired lands and vested such lands in the Corporation for development and disposal.
3. The Corporation laid down plots in Koparkhairane, on one of such piece and land so acquired by the state Government in the corporation for being leased to intending lessees.
4. And whereas, by an Agreement to Lease dated 26th day of June 2008, executed between The City and Industrial Development Corporation of Maharashtra Ltd., (therein and hereinafter referred to as the "Corporation") of the One Part and M/s. Gangai Co-operative Housing Society Limited, a society registered under Maharashtra Co-op. Soc. Act, 1960, vide Registered No. N.B.O.M/ CIDCO/HSG/(OH)/2015/JTR/Year 2005-2006, dated 03/05/2005, (herein and therein referred to as "The Said Society/Licensee") of the Other Part, the Corporation/CIDCO had granted to the Society a lease ALL THAT piece or parcel of land being Plot No. 19B,



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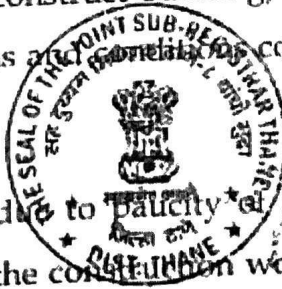
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admeasuring about 2207.50 Sq. Mtrs. or thereabout situated at Sector 11, Koparkhairane, Navi Mumbai, for the purpose of constructing building/s on the said Plot for the Residential purpose for the period of 60 years on the terms and conditions in the said Agreement (hereinafter for the sake of brevity referred to as "the said Plot/Land"). The said Agreement to Lease was duly stamped and registered along with the Deed of Confirmation dated 7th day of October, 2009, duly registered with the Office of the Sub-Registrar Thane-3, vide Document No. TNN-3/6440/2009, dated 21/11/2009, Whereas, on the payment of the lease premium, the Corporation had entered into an Agreement to Lease with M/s. Gangai Co-operative Housing Society Ltd and Corporation handed over the possession of the said Plot No. 19B to the said Society.

5. In pursuance of the said Agreement to Lease the Corporation handed over possession of the said Plot to the said Society enabling the society to construct building/s thereon for residential purpose as per the terms and conditions contained in the said Agreement to Lease.

6. And whereas, due to paucity of fund and lack of experience and knowledge in the construction work, the members/owners of M/s. Gangai Co-operative Housing Society Ltd., authorized M/s. **Phoenix Infra Projects Private Limited**, (hereinafter referred to as 'the Developers/Builders'), and entrusted the work of development of said plot, under Development Agreement dated 26th day of February, 2008, duly registered with Office of the Sub-Registrar Thane-3, vide Document No. TNN-3/6441/2009, dated 21/11/2009 and also executed a General Power of Attorney dated 21/01/2009 and the said members/owners of M/s. Gangai Co-operative Housing Society Ltd. also handed over quite, vacant and peaceful possession of the said Plot to the Developers for Development of said plot of Land/Plot.

7. And whereas, M/s. Phoenix Infra Projects Pvt. Ltd. (Developers) had got plans, designs and specification for constructing the Residential



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01/03/2013 and subsequently Sale Deed/Deed of Assignment dated 26th day of March, 2013, duly registered with Office of the Sub-Registrar Thane-3, vide Document No. INN-3/5061/2013, dated 07/06/2013, executed between Gangai Co-operative Housing Society Limited (Society as a Confirming Party), of the First Part and M/s. Phoenix Intra Projects Private Limited (Developers), of the Second Part and 1) Mr. Narshi Shambhuram Bhanushali & 2) Mrs. Gangaben Narshi Bhanushali (therein Purchasers/allottees) of the Third Part, the Confirming Party/Society and Developers had sold, transferred, allotted, assigned the residential premises i.e. Flat No. 802, 8th Floor, B-Wing, Building Known as Tulsi Darshan, Society known as Gangai Co-operative Housing Society Limited, Plot No. 19B, Sector-11, Koparkhairane, Navi Mumbai - 400709, Tal. & Dist. Thane, admeasuring about 668 Sq. Ft. Carpet Area to 1) Mr. Narshi Shambhuram Bhanushali and 2) Mrs. Gangaben Narshi Bhanushali (hereinafter referred to as the First Owners), on payment of full and final consideration and handed over possession of said flat vide Letter of Possession dated 13/06/2013 to said First Owners, on what is known as Ownership Basis.



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 २०२४ Open Car

13. And whereas, there has been allotted/reserved 2024 Open Car Parking Slot No. 13 in the society building against the said Flat No. B-802.

14. And whereas, the CIDCO Ltd., issued a Final Order bearing Ref. No. CIDCO/EMS-(II)/2013/2514, dated 19th day of June, 2013 and transferred/shares the said Flat No. B-802 in the name of Mr. Narshi Shambhuram Bhanushali and 2) Mrs. Gangaben Narshi Bhanushali (First Owners).

15. And whereas, one of the joint owner Mr. Narshi Shambhuram Bhanushali died on 03/11/2022.

16. And whereas, Mrs. Gangaben Narshi Bhanushali (wife of Late Mr. Narshi Shambhuram Bhanushali), had applied for getting Heirship Certificate, vide Civil M.A. No. 1007/2023 before the Hon'ble Court of Civil Judge (S.D) Belapur, against said Flat No. 802, 8th Floor, B-

गंगाबेन नरशी बंधुशाही

[Handwritten Signature]
 Phanna

Wing, and she had got Heirship Certificate dated 19th day of April 2024 in her name, issued by Hon'ble Court of Civil Judge (S.D) Belapur

17. And whereas Mrs. Gangaben Narshi Bhanushali had got Letter of Heirship issued by CIDCO Ltd, vide Letter Ref. No. CIDCO/Estate-1/2024/8000238684, dated 18/06/2024 in her name.

18. And whereas, after the said Heirship & Letter of Heirship issued by CIDCO Ltd, Mrs. Gangaben Narshi Bhanushali became lawful and sole owner and holding 100% Share of Flat No. 802, 8th Floor, B-Wing, Building known as Tulsi Darshan, Society known as Gangai Co-operative Housing Society Limited, Plot No. 19B, Sector-11, Koparkhairane, Navi Mumbai - 400709, Ta. & Dist. Thane, measuring about 668 Sq. Ft. Carpet Area.

19. And whereas the transferor is the registered member of M/s. Gangai Co-operative Housing Society Limited, a Society registered with Joint Registrar of Co-operative Societies (CIDCO) Navi Mumbai, under Maharashtra Co-operative Societies Act, 1960 vide Registration No. N.B.O.M/CIDCO/HSG/ (OH)/2015/JTR/Year 2005-2006 dated 03/05/2005 and by virtue of being the said Society, she has been holding of Flat No. 802, 8th Floor, B-Wing, Building Known as Tulsi Darshan, Society known as Gangai Co-operative Housing Society Limited, Plot No. 19B, Sector-11, Koparkhairane, Navi Mumbai - 400709, Ta. & Dist. Thane, measuring about 668 Sq. Ft. Carpet Area, more particularly described in the schedule hereunder written on what is known as 'Ownership Basis'.

20. And whereas, the said Society has enrolled Mrs. Gangaben Narshi Bhanushali as registered member of the said society and issued Share Certificate No. 38, Membership No. B-802, comprising of 5 fully paid up shares of Rs. 50/- each bearing distinctive Nos. 186 to 190, hereinafter referred to as the said Shares/Membership.

21. And whereas, Party of the Second Part i.e. the Purchasers have taken inspection of the said Agreement/Deed, Heirship Certificate

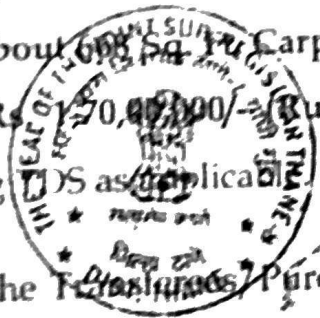
दिवाकर मोगरे



and other document and have appraised themselves of all terms and conditions and have also done inspections of all deeds, documents, papers also the plans and fully satisfied themselves about the title of the said property

22. And whereas Party of the Second Part i.e. the Purchasers are being in need of a residential accommodation have requested to the Party of the First part to transfer all her rights, title and interest in the said Flat along with the said Membership/Shares of the said Society to the Purchasers

23. And whereas, Party of the First Part i.e. Transferor agrees to transfer her rights, title and interest in the said Flat No. 802, 8th Floor, B-Wing, Building Known as Tulsi Darshan, Society known as Gangai Co-operative Housing Society Limited, Plot No. 19B, Sector-11, Koparkhairane, Navi Mumbai - 400709, Tal. & Dist. Thane, admeasuring about 698 Sq. Ft. Carpet Area to Purchasers, for a total consideration Rs. 20,00,000/- (Rupees One Crore Seventy Lakh Only) including TDS as applicable.



₹ 20,00,000/-
90889/90-80
2028

24. And whereas, the Transferors/Purchasers as per the finance bill by The Minister of Finance Budget year 2013, will deduct TDS Under Section 194(I) A of Income Tax Act, @ 1% on the total sale consideration of the immovable property on or after the execution & registration of this Agreement or before making final payment and certificate of deposit of the same will be handed over to the Transferor as proof of deducted TDS deposited to The Income Tax Department. The TDS deducted by the Transferees/Purchasers shall be treated as a part of agreed sale consideration.

25. And whereas, in the circumstances aforesaid the Vendor/Seller is absolutely seized, possessed and otherwise is well and sufficiently entitled to sell and transfer the said Flat to the said Transferees.

AND WHEREAS the parties hereto are desirous of recording the said

NOW THIS AGREEMENT WITNESSETH AS IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Seller/Transferor hereby declares that the said Flat No. 802, 8th Floor, B-Wing, Building Known as Tulsi Darshan, Society known as Gangai Co-operative Housing Society Limited, Plot No. 19B, Sector-11, Koparkhairane, Navi Mumbai - 400709, Tal. & Dist. Thane, admeasuring about 668 Sq. Ft. Carpet Area was acquired by her from the said Promoter/Society by Agreement for Sale/Allotment of Flat / Sale Deed/Deed of Assignment/Heirship as referred hereinabove and took possession of the said Flat forever, on Ownership Basis.
2. The Transferor hereby agrees to transfer all her right, title and interest in the above said Flat with said membership along with above mentioned Membership/Shares of the said Society for the total consideration of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakh Only) including TDS as applicable. The Transferees shall make the payment of the consideration mentioned herein above as under:

- a. Amount of Rs. 15,00,000/- (Rupees Fifteen Lakh Only) has been paid of before the execution of these presents of Agreement for Sale.
- b. Balance amount of Rs. 1,55,00,000/- (Rupees One Crore Fifty Five Lakh Only) including TDS as applicable, will be paid on or before registration of Sale Deed and such other date as is mutually decided by the parties by getting loan/personal fund but not later than 30 days + 15 days grace period from registration of this Agreement, subject to getting Society/CIDCO NOC, simultaneously against actual physical vacant possession/keys handover to the Transferee of the above said Flat. The Transferor doth hereby admitted and acknowledged the receipt of the said consideration as mentioned in clause 2(a) of this agreement and agree to acquit, release and discharge the Transferee from the payment of the consideration or any part thereof on receiving the balance.



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And...
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SCHEDULE OF LAND/PLOT

All the piece or parcel of land known as Plot No. 19B in Sector 11 at Koparkhairane, containing by admeasurements 2207.50 Sq. Mtrs. or thereabout and bounded as follows that is to say:

On or towards the North by: Plot No. 19B/2

On or towards the South by: Plot No. 19C

On or towards the East by: 11.00 Mtrs. wide Road

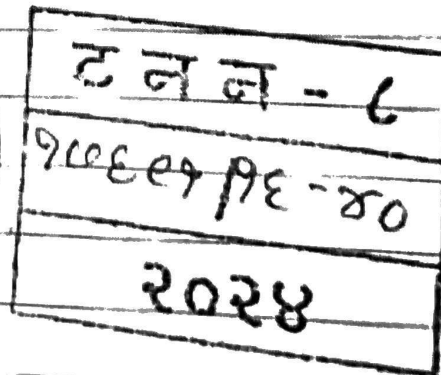
On or towards the West by : Plot No. 19A

SCHEDULE OF PREMISES/FLAT

Flat No. 802, 8th Floor, B-Wing, Building Known as Tulsi Darshan, Society known as Gangai Co-operative Housing Society Limited, Plot No. 19B, Sector-11, Koparkhairane, Navi Mumbai - 400709, Tal. & Dist. Thane, admeasuring about 668 Sq. Ft. Carpet Area, situated within area of Navi Mumbai Municipal Corporation.

ENCLOSURES ALONG WITH AGREEMENT

- | | |
|-----|-------------------------------------|
| (a) | Index-II (Old) |
| (b) | CIDCO Final Order |
| (c) | Heirship Certificate |
| (d) | Share Certificate |
| (e) | Society Registration Certificate |
| (f) | Occupancy Certificate |
| (g) | Floor Plan |
| (h) | Pan Card/Aadhar Card of all parties |
| (i) | Other Supporting Documents |



Valuation Report of the Immovable Property



Jul 24, 2024 1:15:27 PM
 19.09440333333332N 73.010425E
 Bonkode Village Marg
 Kopar Khairane
 Navi Mumbai
 Konkan Division
 Maharashtra

Details of the property under consideration:

Name of Owner: **Mr. Narshi Shambharam Bhanushali & Mrs. Gangaben Narshi Bhanushali**

Residential Flat No. 802, 8th Floor, 'B' Wing, Building "**Tulsi Darshan**", Gangai Co-op. Hsg. Soc. Ltd.
 Plot No. 19B, Sector - 11, Koperkhairane, Navi Mumbai, PIN - 400 709
 Taluka & District - Thane, State - Maharashtra, Country - India.

Latitude Longitude - 19°05'38.8"N 73°00'36.6"E

Intended User:

**State Bank of India
 RASMECCC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur,
 Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
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Regd. Office

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 Powai, Andheri East, **Mumbai: 400072, (M.S.), India**

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