

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Mulund, Mumbai
on this 11th day in the month of July, 2024.

BETWEEN

1] MRS. DISHA DEEPAK GORE, (PAN:ALCPG9925H, UID No.226325832567), Age : 43 years, Occupation: Service, 2] MR. DEEPAK BALIRAM GORE, (PAN-ALCPG9926E, UID No.429923523261), Age: 50

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years, Occupation : Service, Both R/at: Flat No.16, Building No.5, 1st floor, Ganga Co-operative Housing Society Ltd., Kamdhenu Complex, Hari Om Nagar, Mulund (East), Mumbai-400081, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context of meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART

AND

Ms. YOGITA MANOHAR PAWAR, PAN: AHNPI8968N, UID No.397026476956), Age: 46 years, Occupation : Service, R/at : Flat No.204 AURALIS THE TWINS, TOWER-1, Hajuri Lane, Wagle Estate, Thane (West)-400604., hereinafter referred to as "THE TRANSFEREE " (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 SECOND PART.



WHEREAS :-

TRANSFERORS herein are the lawful and bona-fide owner of Flat/Premises No.16, Building No.5, 1st floor, Ganga Cooperative Housing Society Ltd., Kamdhenu Complex, Hari Om Nagar, Mulund (East) – 400081, admeasuring 525 sq.ft. carpet area along with common car parking space constructed on Plot No.2 bearing C. T. S. No.62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99, situated at lying and being at village Mulund (East), Tal. Kurla, Dist. Mumbai Suburban and within the local limit of Municipal Corporation of the city of Mumbai and in the Jurisdiction of District Registrar Mumbai Suburban & Sub-Registrar of Assurance, Kurla, hereinafter referred to as the "SAID FLAT/PREMISES ". Ganga CHS. Ltd. is the Registered society having registered No- MUM/WT /HSG/TC/ 9333/2007-08 Dated 26/10/2007, hereinafter referred as the "Said Society".

Disha Gore

Yogita Pawar

[Signature]

A. AND WHEREAS THE TRANSFERORS purchased the Said Flat/Premises from Mrs. Kanchan Sunder Wadhvani, Mr. Sunder Tarachand Wadhvani and Mr. Vishal Sunder Wadhvani, by registered Agreement For Sale dated 12th August, 2012 and same was registered with Sub Registrar Of Assurance, Kurla-2 vide Sr. No. KRL-2/6021/2012 dated 14th August, 2012. And whereas Mrs. Kanchan Sunder Wadhvani, Mr. Sunder Tarachand Wadhvani and Mr. Vishal Sunder Wadhvani purchased the Said Flat/Premises from Mr. Mousam M. Halwasia and Smt. Mousumi M. Halwasia by registered Agreement For Sale dated 24th September, 2008 and same was registered with Sub Registrar Of Assurance, Kurla-4 vide Sr. No.- BDR-14/06251/2008 dated 26th September, 2008. And whereas Mr. Mousam M. Halwasia and Smt. Mousumi M. Halwasia, purchased the said Flat/Premises from M/s. Kamdhenu Constructions (Builders & Engineers) by registered Agreement For Sale dated 30th March, 2005 and same was registered with Sub Registrar Of Assurance, Kurla-4 vide Sr. No.- BDR-14/01188/2005 dated 30th March, 2005. And whereas THE TRANSFERORS herein are also members of Said Society and the Society has issued Share Certificate No- 118, with Distinctive No.- 586 to 590. In this way THE TRANSFERORS are the absolute owners of the SAID FLAT/PREMISES.

B. THE TRANSFERORS are absolutely and lawfully, well and sufficiently seized, possessed of, occupy and legally entitled to the said Flat/ Premises together with all the rights, benefits and privileges attached hereto.

C. THE TRANSFERORS declares that their title to the said Flat/Premises is absolutely clear, free and marketable.

D. THE TRANSFERORS are the members of Ganga CHS. Ltd., hereinafter referred to as "said Society" and has been issued Five Shares with certificate No. 118, with Distinctive No.- 586 to 590 relating to the said Flat/Premises and same has been issued under common seal of the said society on dated 26th October, 2007.

E. The plan of the aforesaid building has been approved by the Municipal Corporation of Greater Mumbai Occupation Certificate vide No. CE/4128/BPES/AT, Dated 28/12/2004.

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F. THE TRANSFERORS and the TRANSFEREE have entered into an Understanding by virtue of which THE TRANSFERORS had agreed to sell, transfer and assign the said Flat/Premises in favour of the TRANSFEREE and the TRANSFEREE have agreed to purchase and acquire from THE TRANSFERORS all the rights, title and interests together with advantages and benefits of THE TRANSFERORS in respect of the said Flat/Premises, on ownership basis with all rights, benefits and privileges attached thereto including right to become members of the said Society and the right to use and possess the said Flat/Premises, free from all encumbrances.

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G. The said Society has No Objection for the transaction of the said Flat/Premises and to admit the TRANSFEREE in place of TRANSFERORS as the member/s of the said Society.



H. THE TRANSFERORS have agreed to sell and/or transfer their right, rights title and interest in the said Flat/Premises along with the deposits and/or any other security amounts standing in the record for the Owner/Building/ Developers, Municipal Corporation of Greater Mumbai, M. S. E. B., MGL., etc. to the TRANSFEREE and the TRANSFEREE has agreed to purchase and/or acquire the said Flat/ Premises along with transfer rights for the deposits or any other amounts standing in the records of the Society/Owner/Building. Municipal Corporation of Greater Mumbai, M. S. E.B., MGL., etc. after taking inspection thereof for the total consideration of **Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakh only)** upon the terms and conditions hereinafter appearing.

I. Further THE TRANSFERORS have agreed to handover the peaceful vacant possession of the said Flat / Premises on receipt of full consideration, with good condition.

J. Based on the aforesaid representations made by THE TRANSFERORS the TRANSFEREE has agreed to acquire the said Flat/Premises on the terms and conditions mentioned below.

K. The parties hereto are desirous of recording the terms and conditions agreed to by and between them.

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

[Handwritten signatures]

necessary application forms, deeds, matter and things as may be necessary at any time in the future, without demanding any extra consideration but at the cost

of the TRANSFEREE herein		
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17. The TRANSFEREE shall bear the amount towards Stamp Duty, Registration charges but the society transfer fees will be bear by THE TRANSFERORS & TRANSFEREE in equal ratio. Further THE TRANSFERORS will clear all other liabilities, payments of whatsoever nature due to Society/Owner/

Building Developers at the time of handing over the possession of the premises on the receipt of full and final consideration by THE TRANSFERORS.

18. THE TRANSFERORS shall sell and the TRANSFEREE shall purchase the said Flat/Premises No. 16, Building No.5, 1st floor, Ganga Cooperative Housing Society Ltd., Kamdhenu Complex, Hari Om Nagar, Mulund (East) – 400081, admeasuring 525 sq.ft. carpet area along with common car parking space constructed on Plot No.2 bearing C. T. S. No.62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99, situated at lying and being at village Mulund (East), Tal. Kurla, Dist. Mumbai Suburban and within the local limit of Municipal Corporation of the city of Mumbai and in the Jurisdiction of District Registrar Mumbai Suburban & Sub-Registrar of Assurance, Kurla, State of Maharashtra well described in the schedule written hereunder, for the final consideration of Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakh only).

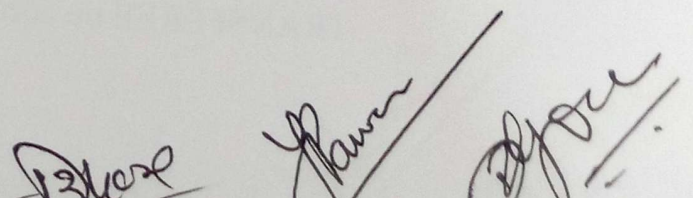
19. In pursuance to the representation made by the TRANSFEREE, & THE TRANSFERORS hereby agree to assign all her rights, title and interest in respect of the said Flat/Premises in the said Society and THE TRANSFERORS agrees to hand over the Vacant and peaceful possession for a total consideration price of Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakh only) The total consideration amount is paid payable as under by the TRANSFEREE to THE TRANSFERORS in the manner stated hereinafter :-

[Signature]

[Signature]

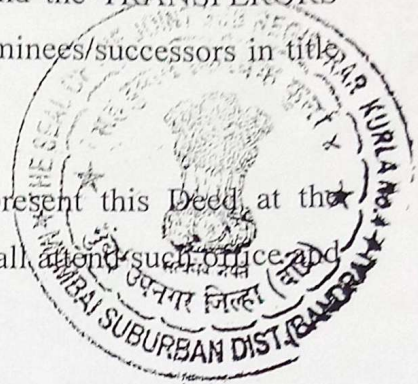
Sr. No.	Amount/Consideration	Mode of Payment
1.	Rs.10,00,000/- (Rupees Ten Lakhs Only)	Paid in favour of Mrs. Disha Deepak Gore vide RTGS Ref No.MBI8224939465T44291267 dated 18/06/2024, HDFC bank
2.	Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)	Paid in favour of Mr. Deepak Baliram Gore vide RTGS Ref No. SBIN424177681072 dated 25/06/2024, State Bank Of India.
3.	Rs.36,01,000/- (Rupees Thirty Six Lakhs One thousand Only)	Paid in favour of Mrs. Disha Deepak Gore vide RTGS Ref No. SBIN42418501 dated 03/07/2024 , State Bank Of India.
4.	Rs. 1,12,000/- (Rupees One Lakh Twelve Thousands Only)	i.e. one percent (1%) of the total consideration will be deducted as Tax Deducted at Source (TDS) and same will be Deposited with income Tax Authority and TDS Certificate for the same will be given by the TRANSFEREES in the name of the TRANSFERORS.
5.	Rs.29,87,000/- (Rupees Twenty Nine Lakhs Eighty Seven Thousands Only)	Balance payment will payable within the period of 30 working days by taking housing loan from Bank/Financial Institution.
Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakh only)		Total Consideration inclusive of TDS

The "TRANSFEREE" is required to deduct Tax Deducted at Source (TDS) at the rate of 1% on the Total Sale Consideration of **Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakh only)** as per Section 197 of the Income Tax Act, 1961. Accordingly the "TRANSFEREE" have deducted TDS i.e. **Rs.1,12,000/- (Rupees One Lakh Twelve Seventy Thousands Only)** at the time of execution of this Agreement and the "TRANSFEREE" shall pay the same to the Income Tax Authorities and issue the challan and TDS Certificate for the same to the "TRANSFERORS". The "TRANSFERORS" will acknowledge the receipt of the said amount of **. Rs.1,12,000/- (Rupees One Lakh Twelve Seventy Thousands Only)** deducted as TDS by the "TRANSFEREE" on proof of actual payment of said TDS by the "TRANSFEREE".



defective or any claim/s, if any, made by any third party, the TRANSFERORS will indemnify and keep duly indemnified the TRANSFEREE their nominees and their successors in title to the said Flat/Premises from and against all losses, damages, cost and/or expenses which may be incurred or suffered by the TRANSFEREE, their nominees their successors in title on account of the above and the TRANSFERORS will reimburse the TRANSFEREE and/or their nominees/successors in title for the same on their making demand to that effect.

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26. The TRANSFERORS and TRANSFEREE shall present this Deed at the appropriate registration office for registration and shall attend such office and admit execution thereof.
27. All the legal & out of pocket expenses, stamp duty and registration charges payable to Government in respect of this agreement shall be paid/ borne by the TRANSFEREE. But the society transfer fees will be paid by the TRANSFERORS and the TRANSFEREE in equal ratio.
28. This Agreement is subject to Indian Laws and exclusively to the jurisdiction of the Courts of **Mumbai**.

SCHEDULE OF THE PROPERTY (said Flat/Premises)

All that piece and parcel of the said Flat/Premises No. 16, Building No.5, 1st floor, Ganga Cooperative Housing Society Ltd., Kamdhenu Complex, Hari Om Nagar, Mulund (East) – 400081, admeasuring 525 sq.ft. carpet area along with common car parking space constructed on Plot No.2 bearing C. T. S. No.62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99, situated at lying and being at village Mulund (East), Tal. Kurla, Dist. Mumbai Suburban and within the local limit of Municipal Corporation of the city of Mumbai and in the Jurisdiction of District Registrar Mumbai Suburban & Sub-Registrar of Assurance, Kurla, State of Maharashtra.

GANGA CO- OP. HOUSING SOCIETY LTD., is Registered Co-Operative Housing Society having Registered No.- **MUM/WT /HSG/TC/ 9333/2007-08 Dated 26/10/2007**, The construction of the building has been completed in the year **2004**. The building is having **Ground (stilt) + Seven Upper Floors, with lift facility**.

[Handwritten signatures]

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To Mr. Chandrab Bohra No.

MUNICIPAL CORPORATION OF GREATER MUMBAI
 CE / 4128 / BPES / AT 28 DEC 2004.

H.P. Karani,
 Architect,
 Sri Niwas,
 1st floor, Sanitarium Lane,
 Koper (W),
 Mumbai 400 088.

Sub : Full occupation to Wing No.4, 5, 6, & 7 of building 'M' on plot No.2 bearing C.T.S. No. 62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99 of Village Mulund (East).

The full occupation to Wing No.4, 5, 6, & 7 of building 'M' on plot No.2 bearing C.T.S. No. 62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99 of Village Mulund (East) completed under the supervision of Licensed Architect, having License No. CA/83/7506, may be accepted on the following conditions :-

That certificate under section 270-A of the Bombay Municipal Corporation Act be submitted within 3 months.

That the society shall be formed and the land shall be conveyed in the name of the society.

A set of certified completion plans is returned herewith.

This permission is issued without prejudice to actions under sections 335, 359-A of Bombay Municipal Corporation Act.

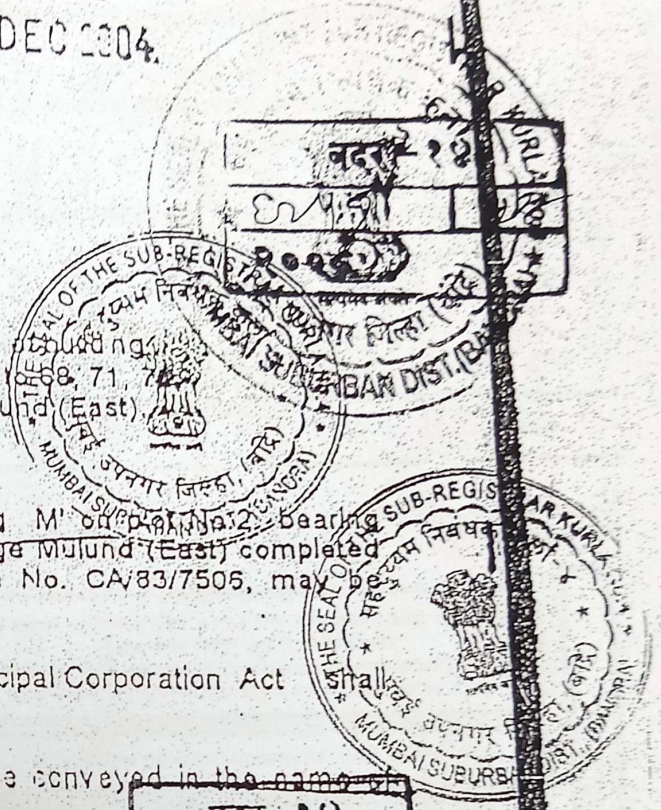
Yours faithfully,

Executive Engineer (Bldg. Proposals)
 Eastern Suburbs

28 DEC 2004

Copy forwarded for information to the owner
 Mr. Chaitanya Parekh, C.A. & Owner.

27/12/2004
 Executive Engineer (Bldg. Proposals)
 Eastern Suburbs



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GANGA CO-OP. HSG. SOC. LTD.

BUILDING NO. 1 to 7

Reg. No. MUM / WT / HSG / TC / 9333 / 2007 - 2008 Dt : 26-10-2007
(Survey No. T - 925 (9A - 1 to 7) CTS NO. 62 to 68 / 71 / 72 / 81 / 82 / 84 / 85A / 86 to 99
Kamdhenu Complex, Hariom Nagar, Mulund East, Mumbai - 400081.

Certificate No. 118

Membership Reg. No. 118

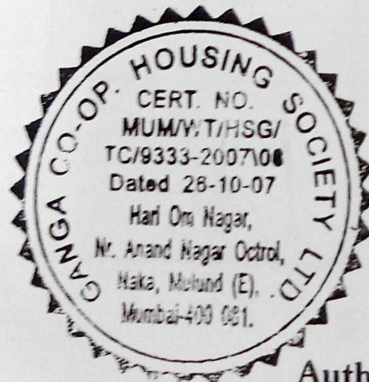
Building / Flat No. 5-16

Authorised Share Capital Rs.1,00,000 Divided into 2,000 Shares of Rs. 50/- Each

SHARE CERTIFICATE

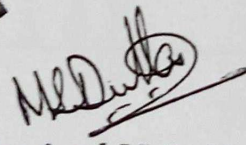
This is to Certify that Shri / ~~Smt.~~ / ~~M/s.~~ MOUSAM HALWASIA

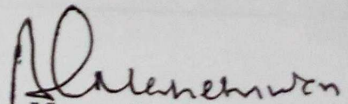
is the registered holders
of FIVE Fully paid up shares of Rs. Fifty each numbered
from 586 to 590 both inclusive, of Ganga Co-op. Hsg. Soc. Ltd.,
Mulund (E), Mumbai - 400081, subject to the Bye-laws of the said society.

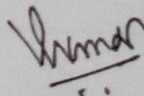


Given under Common Seal of Society

as on 26th day of October 2007


Authorised M.C. Member


Hon. Secretary


Chairman

(P.T.O.)

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE / 4128 / BPES / AT

28 DEC 2004

To,
Shri H.P. Parekh
Apartment
Vijaya Lakshmi Lane,
1st Floor
Chhatrapati
Mumbai

Sub: Full occupation to Wing No. 4, 5, 6, & 7 of building 'W' on plot No. 2 bearing C.T.S. No. 62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99 of Village Mulund (East).

Sr.

Full occupation to Wing No. 4, 5, 6, & 7 of building 'W' on plot No. 2 bearing C.T.S. No. 62 to 68, 71, 72, 81, 83, 84, 85A, 86 to 99 of Village Mulund (East) completed under supervision of Licensed Architect, having License No. CA.93/7506, may be permitted on the following conditions :-

1. Certificate under section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
2. A society shall be formed and the land shall be conveyed in the name of society.

Set of certified completion plans is returned herewith.

This permission is issued without prejudice to actions under sections 305, 353-A of Bombay Municipal Corporation Act.

Yours faithfully,

Executive Engineer (Bldg. Proposals)
Eastern Suburbs

28 DEC 2004

Copy forwarded for information to the owner
Shri Chaitanya Parekh, G.A. to Owner.

27/12/2004
Executive Engineer (Bldg. Proposals)
Eastern Suburbs

To Yogesh

VALID UP TO 29 JUL 2003

Rota :5000 (Gen-520:15.9.99) DyChE c2

MUNICIPAL CORPORATION OF GREATER MUMBAI

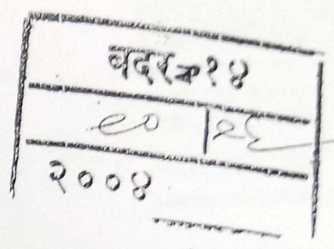
FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966 .

No. CE/ 4128 /BPES/A T 30 JUL 2002

COMMENCEMENT CERTIFICATE

To: Shri Chaitanaya Parakh

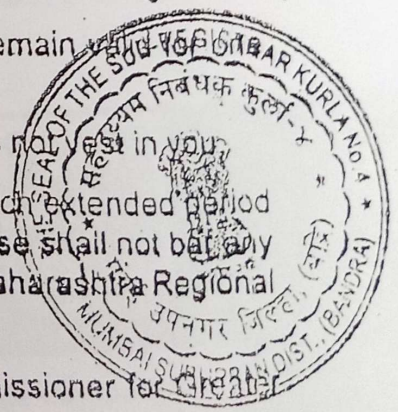


Sir, With reference to your application No. 387 dated 27.12.2001

for Development Permission and grant of Commencement Certificate under section 45 and 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development and building permission under section 346 of the Mumbai Municipal Corporation Act, 1888 to erect a building in Building No. 101 on plot No. 2 C.T.S.No. 27088 71.72.81.83 Divn/Village/Town Planning Scheme No. Mulund situated at Road/Street Mulund (E) Ward 5

the Commencement Certificate/Building permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if :
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.



CERTIFIED TRUE COPY

(Signature)



HOME LOAN CENTRE, GHATKOPAR

SSL	Code No.	MUM99999	
	File Ref No.	Lead No. R07) 24070056	
ASE	Subject Tadar	13580	7400343996
ASM	ATUL Ladge		9768604255
AQM			

RLMS Number	
LOS Branch Name	
Branch Code	16878 16878 (Hudson + nagat)
Source Type	
Expected Disbursement Date	
Reference ID	
Applicant Name	Yogita Mahanak Pawak
CIF No.	90371723551
Co-Applicant Name	
CIF No.	
Applicant	Yogita Mahanak Pawak
Date of Birth	17/12/1997
Pan Card Number	AHNPP 5968N
Bank Account Number	
Bank Account Number	
E-mail ID	YogitaPawak11@gmail.com
Mobile No.	9869302204
Loan Amount & Interest Rate	35,00,000
Tenure	276 month.
Connector Name & Code	
Proposal Type	Home Loan (Resale)
Property Final : Yes / No	- (As)
RACPC	
RBO	

FORM A: PERSONAL DETAILS

Existing Customer: Yes No

Yes, CIF No/ Account No. 39598559242

Name: First Name YOGITA Middle Name MANOHAR Last Name PAWAR

Date of Birth: 11121977 PAN: AHNPP5968N

Mobile: 9869302204

Email: yogitapawar11@gmail.com

Name of Spouse: -

Name of Father: MANOHAR SITARAM PAWAR

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. 397026476956

Passport ID No.

Passport No.:

Driving License No.

MGNREGA Job card No.

Address issued by National Population Register Containing Name and Address:

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)

Person Of Indian Origin (PIO) Foreign Citizen