

Rs. 13,800/-

GENERAL STAMP OFFICE
MUMBAI



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MAHARASHTRA
BANDA 7
MAHARASHTRA

BY: SUPERINTENDENT OF STAMPS,
BANDA.

शिवी वीर महीमणी वीर लखवडी
कायदा ही बंधावर नोंदवडी.

श्री. म. वि. मयेंकर
वाडी

असे प्रमाणित करण्यात येते की, हा दस्ताने कायदाबरोबर
दिल्या मुदतानुसार नोंदवली आहे असा, श्री. श्री / श्रीमती
कायदा बंधावर नोंदवली आहे

4.10.2023

श्री. म. वि. मयेंकर
वाडी

M.V.:- 135,80,000/-

Buildup:- 428.76 sqft.

(h) Certificate u/a 32(1) (a)

Office of the
Collector of stamps,
Case No. SR/INS-2/60/01. 143

Certified under Section 32(1) of the Bombay
Stamp Act, 1958 that the instrument which
is chargeable with stamp duty of
Rs. (13,800/-) (Thirteen Thousand and Five
Hundred Fifty only) of schedule
I, has been already paid. Therefore this
instrument is duly stamped.

This certificate is subject to provision of
sec.53 (A) of the Bombay Stamp Act, 1958.

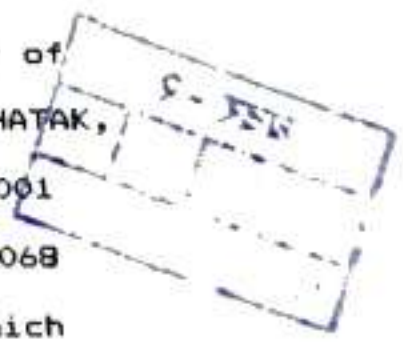
Place...
Date...
Collector of Stamps

Zuldoe
Collector of Stamps 2/6/04



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and
entered into at Bombay on this 6/6/2000 Day of
BETWEEN SMT. SAVITRI GOPAL PHATAK,
Hindu, adult 70 yrs, residing at B\25\001
Anand Nagar, Dahisar (East), Mumbai 400068
hereinafter called "The Transferor" (which
expression shall unless it be repugnant to
the context or meaning thereof be deemed to
mean and include his\her heirs, executors
and administrator) OF THE ONE PART AND 1)MR
PRITAM PRABHUDAS PANCHAL, Hindu, adult age



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36 years, 2) MRS PURNIMA PRITAM PANCHAL, of age 37 years, both residing t Flat No.104, Saidham Apartment, Opp: Kinara Hotel, Sam bhaji Nagar, Navghar Road, Vasai (East), Dist: Thane, hereinafter called "The Transferees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs executors, administrator and assigns) OF THE OTHER PART;

WHEREAS the Transferor is the absolute exclusive and bonafide owner of the flat bearing No.001, in Bldg. No.B\25,Anand Nagar, Dahisar (East),Mumbai 400 068 ,Unit No.5, Bearing Reg.No.BOM\WR\HSG\TC\2743\1985 and transferor is the member of the society holding the Share certificate No.32, bearing distinctive Shares from 156 to 160 of Rs.50\ - each hereinafter called "The said Flat".

AND WHEREAS The Transferor has purchased the said flat from the said Builder in the year 1985 and now the transferor agreed to sell and transferees agreed to purchase the said flt on the terms and conditions as follows:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. The Transferor hereby agreed to sell and the transferees hereby agreed to purchase the

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flat No.001 admeasuring area 428.76 Sq.ft.
(Built up) area in Building No.B \25,Unit
No.5, bearing Reg. No.BOM\WR\HBB\TC\2743\1985
alongwith the share certificate No.32, bearing
Distinctive Nos. 156 to 160 of Rs.50\ -Each
for the full and finl considertion of
5,00,000\ - (Rupees five lacs only).

2. It is agreed between the parties
that the transferees have paid Rs.5000\ - by way
of Cash on 30.5.2000 and Rs.95,000\ - by way of
Cheque No.093231 Dt.1.6.2000 Drawn on Vasai
Janata Sahakari Bank Ltd., Vasai, Dist:
Thane being the part payment of the said flat
and the Transferor is hereby admit and acknowledge
to have receive the said amount.

3. It is agreed by and between
the parties that the transferees getting a loan
for the balance amount of
4.00000\ - RS FOUR LAKS Only
Rs.4,00,00\ - and after sanctioning the loan

The transferees agreed to pay
the said amount directly to the Transferor
and inspite of if balance amount is remained,
the transferees agreed to pay the said amount
immediately and complete the full and final
consideration of the said flat and for that
the transferor has no objection.

4. It is agreed by both the parties
that after receiving the full and final consi



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deration of the said flat from the transferees to the transferor, the transferees shall become the absolute owner of the said flat and become a member of the Society and pay the maintenance bill and taxes of the said Society.

5. It is agreed by both the parties that the transferor shall handover vacant and peaceful possession of the said flat immediately after receiving full and final consideration of the said flat.

6. It is agreed by both the parties that till the receiving the full and final consideration of the said flat. The maintenance bill, Electric Bill, taxes of the said flat shall be paid by the transferor and after receiving full and final consideration of the said flat the maintenance of bill, Electric Bill, taxes of the said flat shall be paid by the transferees only.

7. It is agreed by the transferor that she has not sold, transferred the said flat prior to the date of this agreement to anybody else and the said flat is free from all the encumbrances.

8. It is agreed by the transferor that neither she nor her legal heirs will claim any right, title, interest over the said flat in future and they have no objection

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for transfer of the said flat in the name of the transferees.

9. The Transferor has obtained the permission of the society to sell and transfer the said flat in the name of transferees.

10. It is agreed by both the parties that after receiving the full and final consideration of the said flat, the transferees shall become a member of the society and follow the rules and regulations of the Society.

11. The Transferor hereby indemnify and keep indemnified the society against any loss, damage caused to them due to the transfer of the said flat in the name of the transferees.

12. It is agreed between the parties that, the transfer charges of the society shall paid by both the parties equally

13. It is agreed by the transferor that after receiving the full and final consideration of the said flat, she shall pass the receipt of the said amount and give her no objection for transfer of the said flat in the name of transferees.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their




respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED)
by the withinnamed: "TRANSFEROR")
SMT.SAVITRI GOPAL PHATAK, in)
the presence of... Sakharam G. Phatak)
.....)


S Phatak

SIGNED SEALED AND DELIVERED)
by the withinnamed "TRANSFEREES")
1.MR PRITAM PRABHUDAS PANCHAL,)
2.MRS PURNIMA PRITAM PANCHAL, in)
the presence of... Mr. DEWIE..)
.....)

Devi Dewie

RECEIPT

RECEIVED Rs.1,00,000\-

(Rupees one lac only) from the)
withinnamed transferees as)
mentioned in Clause 2 in this)
agreement being the part payment)
out of the total consideration of)
Rs.5,00,000\-

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Rs.1,00,000\-

WITNESSES:-

- 1. Devi Dewie
- 2. Devi PN

I SAY RECEIVED

(TRANSFEROR)



THE SCHEDULE ABOVE REFERRED TO:

FIRSTLY : ALL THOSE piece or parcels of land or ground situate lying and being at Dahisar, Taluka South Salsette, in the Registration Sub-District of Bandra, District Mumbai suburban now in the Registration Sub-District and District of Mumbai City and Mumbai Suburban containing by admeasuring 11,001 sq. yds. i.e. 9,207 sq. mts. Or thereabouts bearing the following Survey and Hissa Nos.

| Survey Nos. | Hissa Nos. | Area | |
|-------------|------------|-------|---------|
| | | Areas | Gunthas |
| 21 | 1 | 0 | 18 ½ |
| 20 | 1 | 1 | 16 |
| 19 | 1 | 0 | 16 ½ |

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 जेठे वरवर विद्या

- ① SAH. 2012/16 जोषाण 4160 - 60 - 60 - 22/1
- ② SAH. 2012/17 जोषाण 4160 - 60 - 60 - 22/1
- ③ SAH. 2012/18 जोषाण 4160 - 60 - 60 - 22/1
- ④ SAH. 2012/19 जोषाण 4160 - 60 - 60 - 22/1

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- ① SAH. 2012/20 जोषाण 4160 - 60 - 60 - 22/1
- ② SAH. 2012/21 जोषाण 4160 - 60 - 60 - 22/1

[Signature] *[Signature]*

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