

74/17237
Monday, September 06, 2021
12:34 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 19201 दिनांक: 06/09/2021

गावाचे नाव: ओवळे
दस्तऐवजाचा अनुक्रमांक: टनन2-17237-2021
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रवीण एस कदम

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 680.00
पृष्ठांची संख्या: 34	
एकूण:	रु. 30680.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे
12:54 PM ह्या वेळेस मिळेल.

Reshmeel
Joint Sub Registrar, Thane 2
साह इतरांना निवडायक वर्ग - २
ठाणे क्र. २

वाजार मूल्य: रु.3045486 /-
मोबदला रु.4000000/-
भरलेले मुद्रांक शुल्क : रु. 240000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.680/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0609202102644 दिनांक: 06/09/2021
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005794055202122R दिनांक: 06/09/2021
बँकेचे नाव व पत्ता: IDBI

PSG Day

06/09/2021

सूची क्र. 2

दुय्यम निबंधक : सह दु.नि.ठाणे 2
दस्त क्रमांक : 17237/2021
नोंदणी :
Regn:63m

गावाचे नाव : ओवळे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुव करावे)	3045486
(4) भू-मापन, पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका नं. 104, 1वा मजला, विल्डिंग नं 2, सुकर रेसिडेन्सी सी 1 आणि सी 2 को. ऑप. ही. सो. ली, सुकर रेसिडेन्सी कॉम्प्लेक्स, मूख्याला कॉलेज जवळ, आनंद नगर, घोडबंदर रोड, ओवळे, ठाणे क्षेत्र 348 चौ.फूट कारपेट, (झोन नं. 20/76/1अ/3) (Survey Number : 88/6, 89/2, 95/1, 95/9, 95/13, 95/2, 95/5, 95/10, New Survey No. 114/6, 115/2, 113/1, 113/9, 113/13, 113/2, 113/5, 113/10, ;))
(5) क्षेत्रफळ	1) 348 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अमित विलास कांबळी वय:-37; पत्ता:-प्लॉट नं: सी 2/104, माळा नं: -, इमारतीचे नाव: सुकर रेसिडेन्सी सी -1/ सी-2 को.ऑप.ही.सो.ली, ब्लॉक नं: मूख्याला कॉलेज जवळ, आनंद नगर, रोड नं: घोडबंदर रोड, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-APXPK9474L 2): नाव:-मयूरा अमित कांबळी वय:-33; पत्ता:-प्लॉट नं: सी 2/104, माळा नं: -, इमारतीचे नाव: सुकर रेसिडेन्सी सी -1/ सी-2 को.ऑप.ही.सो.ली, ब्लॉक नं: मूख्याला कॉलेज जवळ, आनंद नगर, रोड नं: घोडबंदर रोड, ठाणे, महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-CCRPK3267J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रवीण एस कदम वय:-43; पत्ता:-प्लॉट नं: 807, माळा नं: 8 वा मजला, इमारतीचे नाव: मैत्री टॉवर, ब्लॉक नं: टी एम सी स्कूल जवळ, रोड नं: लुईस वाडी, ठाणे, , THANE. पिन कोड:-400604 पॅन नं:-AQOPK4724B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	17237/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Bhamburda
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.





CHALLAN
MTR Form Number-6

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दस्त क्रमांक १०२३०/२०२१
१ / ३०

GRN	MH005794055202122R	BARCODE			Date	02/09/2021-17:40:02	Form ID	B25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AQOPK4724B			
Location	THANE			Full Name	PRAVIN S KADAM			
Year	2021-2022 One Time			Flat/Block No.	FLAT NO 104 1ST			
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty(Bank Portal)	240000.00	Road/Street		FLOOR BLDG NO C2				
0030063301 Registration Fee	30000.00	Area/Locality		SUKUR RESIDENCY				
		Town/City/District						
		PIN		4 0 0 6 1 5				
		Remarks (If Any)						
		Prop mvbity=Immovable~Prop Amt=4000000.00~Prop area=348.00~Prop area UOM= Sq.Feet~oth Prop ID= PAN-APXPK9474L~oth Prop Name=AMIT VILAS KAMBLI~						
Total	2,70,000.00	Amount In	Two Lakh Seventy Thousand Rupees Only					
		Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332021090252199	700652147			
Cheque/DD No.		Bank Date	RBI Date	02/09/2021-17:10:56	Not Verified with RBI			
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

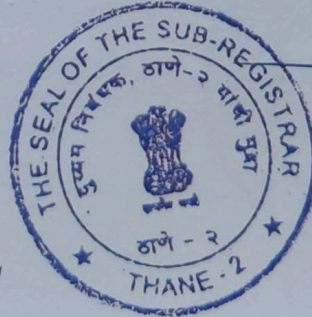
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 919819104303

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

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PSKedam

AGREEMENT FOR SALE

दस्तावेज - २

दस्तावेज क्रमांक १०२३०/२०२१

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ARTICLES OF THIS AGREEMENT are made and entered into at Thane on this 6th day of September, 2021

BETWEEN

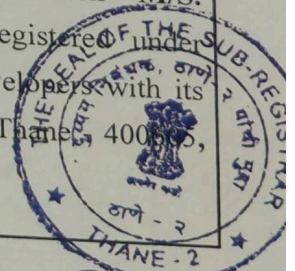
1) MR. AMIT VILAS KAMBLI, age 37 years, Pan No. APXPK9474L, & 2) MRS. MAYURA AMIT KAMBLI, age 33 years, Pan No. CCRPK3267J, Indian Inhabitant having residing at - Flat No. C2/104, Sukur Residency C-1/C-2 Chs Ltd., Near Muchhala Collage, Anand Nagar, Ghodbunder Road, Thane (W) - 400615 hereinafter referred to as "**THE TRANSFERORS**" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

AND

MR. PRAVIN S KADAM, age 43 years, PAN NO. AQOPK4724B, Indian Inhabitant, having permanent address at Flat No. 807, 8th Floor, Maitri Tower, Near T.M.C. School, Louis Wadi, Thane - 400604, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement for sale dated 9th day of June, 2006, (Registered with the Sub-Registrar of Thane-5 at Doc. No.TNN-5-04009-2006 dated 16/06/2006) executed between M/S. RAJARAM CONSTRUCTION, a Partnership Firm, registered under Partnership Act 1932, doing business as Builders and developers with its Office at : Sambhaji Smruti, Bombay Pune Road, Kalwa, Thane - 400050,

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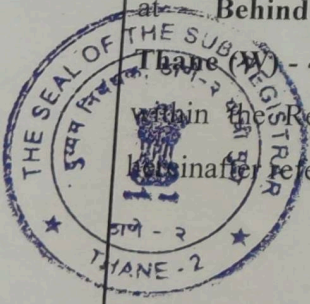
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P. Kadam

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therein referred to as the "PROMOTER" of the One Part and SMT. SUJATA SACHIN UPALEKAR, therein referred to as the "PURCHASER" of the Other Part purchased and acquired all rights, title and interest in Flat No. 104, admeasuring 348 Sq. Ft. (Carpet) area, on 1st Floor, in the Building No. C2 now "SUKUR RESIDENCY C-1 & C-2 Co-operative Housing Society Limited", Complex known as "SUKUR RESIDENCY" standing on the plot of land bearing Old Survey No. 88/6, 89/2, 95/1, 95/9, 95/13, 95/2, 95/5, 95/10, New Survey No. 114/6, 115/2, 113/1, 113/9, 113/13, 113/2, 113/5, 113/10, of Village - Ovale, lying being and situated at - Behind Muchhala Collage, Anand Nagar, Ghodbunder Road, Thane (W) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES".

WHEREAS by virtue of a Registered Agreement for Sale dated 11th day of December, 2014, (Registered with the Sub-Registrar of Thane-1 at Doc. No. TNN-1-10113-2014 on dated 11/12/2014) executed between SMT. SUJATA SACHIN UPALEKAR, therein referred to as "THE TRANSFEROR" of the FIRST PART and 1) MR. AMIT VILAS KAMBLI and 2) MRS. MAYURA AMIT KAMBLI, therein referred to as the "TRANSFEREES" of the SECOND PART and that the aggregate cost of providing the extra amenities acquired all rights, title and interest in Flat No. 104, admeasuring 348 Sq. Ft. (Carpet) area, on 1st Floor, in the Building No. C2 now "SUKUR RESIDENCY C-1 & C-2 Co-operative Housing Society Limited", Complex known as "SUKUR RESIDENCY" standing on the plot of land bearing Old Survey No. 88/6, 89/2, 95/1, 95/9, 95/13, 95/2, 95/5, 95/10, New Survey No. 114/6, 115/2, 113/1, 113/9, 113/13, 113/2, 113/5, 113/10, of Village - Ovale, lying being and situated at - Behind Muchhala Collage, Anand Nagar, Ghodbunder Road, Thane (W) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which Flat hereinafter referred to as the "SAID PREMISES".



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MAYURA AMIT	

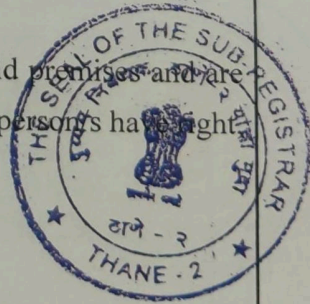
1) MR. AMIT VILAS KAMBLI & 2) MRS. MAYURA AMIT KAMBLI have been put into the actual and physical possession of the said premises as the absolute and lawful owners thereof.

AND WHEREAS the TRANSFERORS are the bonafide members of the "SUKUR RESIDENCY C-1 & C-2 Co-operative Housing Society Limited", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/23597/YEAR 2011 Dated 29/12/2011 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said society, the TRANSFERORS is holding five fully paid up shares of Rs. 50/- each under Share Certificate No. 040, bearing Distinctive No. 201 to 205 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose of the said premises and every part thereof and to dispose of the same to any third party.

AND WHEREAS the TRANSFERORS out of their own interest have decided to sell the aforesaid premises on OWNERSHIP BASIS.

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

- A) They are the absolute and lawful owners of the said premises and are bonafide members of the said society and no other persons have right



Amit

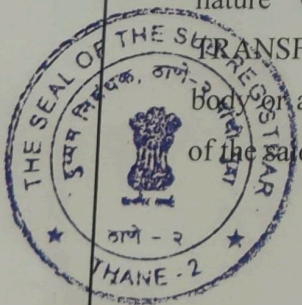
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title or interest in the said premises and they are well and sufficiently entitled to deal with and or dispose of the premises.

- B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFERORS personally affecting the said premises.
- C) There are no attachments or prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFERORS have obtained a loan facility from **Bank Of Baroda** to purchase the said premises and an amount of **Rs. 29,00,000/-** approximately, subject to the exact amount balance, at the time of foreclosure of the loan is still pending/due and payable by the TRANSFERORS to the said Bank **SAVE AND EXCEPT THE** aforesaid loan, the said premises is free from all encumbrances or charges and/or is not the subject matter to any lispensens or easements or attachment either before or after judgment. The TRANSFERORS have not received any notice either from the Government, Semi Government, Society, or the Municipal Corporation regarding any of the proceedings in respect of said premises.
- E) The TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.



AGambli

Maulik

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F) The TRANSFERORS 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 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.

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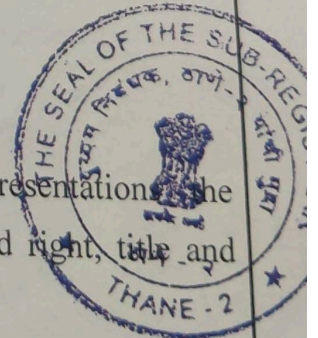
G) Neither the TRANSFERORS nor any of their predecessors in title have/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The TRANSFERORS have good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFERORS and/or against the said premises or any part thereof.

I) The TRANSFERORS are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this agreement.

J) The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREE and the TRANSFERORS 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 representations of the TRANSFEREE offered to purchase the said premises and right, title and



A. Ambur

A. Ambur

P. S. D. J.

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interest in and upon 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. 40,00,000/- (Rupees Forty Lakhs Only).

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

1. The TRANSFERORS hereby agrees to sell, assign and transfer and the TRANSFEREE hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing Flat No. 104, admeasuring 348 Sq. Ft. (Carpet) area, on 1st Floor, in the Building No. C2 now "SUKUR RESIDENCY C-1 & C-2 Co-operative Housing Society Limited", Complex known as "SUKUR RESIDENCY" standing on the plot of land bearing Old Survey No. 88/6, 89/2, 95/1, 95/9, 95/13, 95/2, 95/5, 95/10, New Survey No. 114/6, 115/2, 113/1, 113/9, 113/13, 113/2, 113/5, 113/10, of Village - Ovale, lying being and situated at - Behind Muchhala Collage, Anand Nagar, Ghodbunder Road, Thane (W) - 400615, as and for a Lump-sum Price of Rs. 40,00,000/- (Rupees Forty Lakhs Only) along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.



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A. G. Kumbhar

M. K. Kumbhar

P. S. K. D. S.

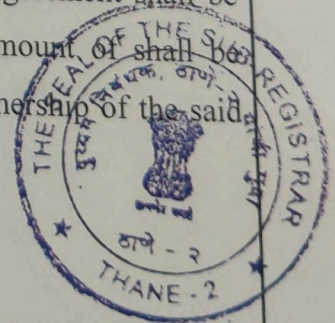
2. The TRANSFEREE has agree to pay **Earnest Money Payment** to TRANSFERORS Lump-sum Price / Consideration of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** in the following manner:

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ICICI Bank

A) Rs. 1,00,000/- (Rupees One Lakh Only) by Cheque No. 000192914059 Dated 27/08/2021 Drawn on ICICI Bank, Chembur Naka Branch, as Token Money before execution of this Agreement.

B) Rs. 9,00,000/- (Rupees Nine Lakhs Only) by Cheque No. 000579 Dated 01/09/2021 Drawn on ICICI Bank, Chembur Naka Branch, as towards part payment before execution of this Agreement.

3. The TRANSFEREE has agreed to pay the **Balance Amount of Consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only)** by obtaining loan from any Bank / Financial Institution/ Own Contribution as **Full and Final Payment**, after the Registration of this Agreement and within **45 days**, from handing over the Mortgage NOC from the **"The Said Society"**, all the Original Documents and other related papers from the TRANSFERORS to the TRANSFEREE. (with an arrangement that an amount of **Rs.29,00,000/- (Approx.)** or any other amount that may be due at the relevant time out of the aforesaid loan amount shall directly pay to **Bank Of Baroda**, against the outstanding loan of the TRANSFERORS in respect of the said premises and the balance amount of consideration shall be pay to the TRANSFERORS. if the TRANSFEREE is unable to pay full and final payment upto above mentioned period then this Agreement shall be terminated / cancelled and the Earnest Money amount of shall be forfeited and the TRANSFERORS shall retain ownership of the said premises as before.



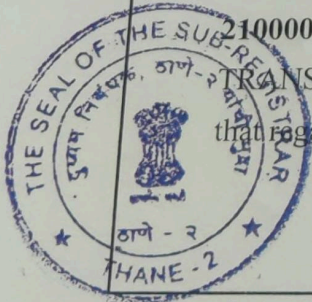
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4. After realization of receipt of an amount of the full and final payment of the said premises, the TRANSFERORS have put the TRANSFEREE in actual, physical, legal, and peaceful possession of the said premises, to the TRANSFEREE free from all the encumbrances charges, equity, etc.
5. The TRANSFERORS, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises through themselves or through their predecessors in title. The TRANSFEREE hereafter shall do all the needful in respect of the said premises to secure his title to the said premises and the TRANSFERORS shall keep the TRANSFEREE indemnified from all the liabilities and / or claim against the said premises.
6. **The transfer fees of the society shall be borne by the TRANSFERORS and the TRANSFEREE in equal proportions.** The TRANSFERORS shall also hand over their previous agreement, in original (no photo copy), allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises, for the purpose of their record.
7. The TRANSFEREE hereby agrees that, on becoming the member of the said society, the TRANSFEREE shall abide by all single by - laws, rules and regulations adopted by the society.
8. The TRANSFERORS hereby states, declares and confirms that the TRANSFEREE shall be entitled to get transferred the **Electricity Meter No. 06100728781** having **Consumer No. 000382240081** And **Mahanagar Gas Ltd. Meter No. 417207**, having **Consumer No. 210000378975**, installed in the said premises to his name and the TRANSFERORS shall, if required give their fullest co-operation in that regard.



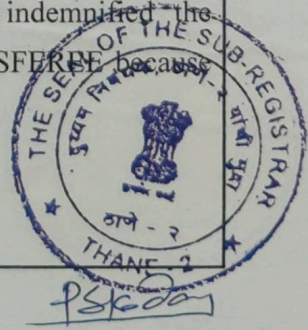
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9. The TRANSFEREE after taking possession of the said premises shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREE can hold the same for unto and to the use and benefit for himself, his heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFERORS or any person on their behalf or who may claim through their or in trust for their, subject only on the part of the TRANSFEREE to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation or co-operative society in respect of the said premises.
10. The TRANSFERORS hereby declares that the said premises shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by them. The TRANSFEREE declare that he will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said premises, after taking the possession of the said premises.
11. The TRANSFERORS further declares that they have full right and absolute authority to enter into this agreement and that they have not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said premises is encumbered in any way or they may be prevented from entering into this Agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREE in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFERORS shall indemnify and keep indemnified the TRANSFEREE from any loss caused to the TRANSFEREE because of the defect in title.



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TRANSFERORS shall obtain the necessary No Objection Certificate (NOC) from the "SUKUR RESIDENCY C-1 & C-2 Co-operative Housing Society Limited", to effectuate the legal perfect transfer of the said premises and TRANSFERORS have confirmed the above transfer of the premises and the said shares in respect of the said premises in favour of the TRANSFEREE herein.

13. 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 TRANSFERORS to the said society.
14. The TRANSFERORS hereby agrees, assures and declares that there are no suits or litigation pending in any court of law in respect of the said premises.
15. The TRANSFEREE is bound to get the said premises legally transferred in his own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFERORS hereby undertakes to render their fullest cooperation to the TRANSFEREE for legal, full, perfect and effectual transfer of the said premises in favour of the TRANSFEREE and further undertakes not to charges any extra consideration and / or charges etc. for the same.
16. The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREE.



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liabilities which is unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.

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प्लॉट क्रमांक १०२३१० / १९२१

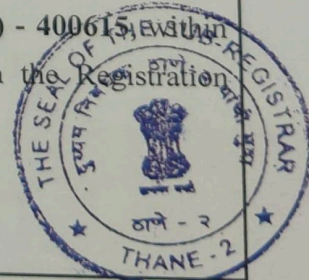
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18. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.
19. If the purchase is not completed due to any default on the part of the TRANSFEREE, the TRANSFERORS shall be entitled to specific performance of the said Agreement and to claim all cost, charges and expenses incurred by the TRANSFERORS. Similarly, if the purchase is not completed due to any default on the part of the TRANSFERORS the TRANSFEREE shall be entitled to specific performance of this Agreement and to claim all cost, charges and expenses as well as loss and damages incurred by the TRANSFEREE.
20. 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 PREMISES Flat No. 104, admeasuring 348 Sq. Ft. (Carpet) area, on 1st Floor, in the Building No. C2 now "SUKUR RESIDENCY C-1 & C-2 Co-operative Housing Society Limited", Complex known as "SUKUR RESIDENCY" standing on the plot of land bearing Old Survey No. 88/6, 89/2, 95/1, 95/9, 95/13, 95/2, 95/5, 95/10, New Survey No. 114/6, 115/2, 113/1, 113/9, 113/13, 113/2, 113/5, 113/10, of Village - Ovale, lying being and situated at - Behind Muchhala Collage, Anand Nagar, Ghodbunder Road, Thane (W) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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दस्त क्रमांक

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IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFERORS"



Akambl
1) MR. AMIT VILAS KAMBLI

Mkambl
2) MRS. MAYURA AMIT KAMBLI
in presence of



1) *[Signature]*
2) *[Signature]*

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEEEE"

Pravins

MR. PRAVIN S KADAM
in the presence of



1) *[Signature]*
2) *[Signature]*



:: RECEIPT ::

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दस्त क्रमांक १०२३०/२०२१

RECEIVED of and from MR. PRAVIN १९/१९ KADAM २०

(TRANSFEREE) a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) being Earnest Money Payment against the sale Flat No. 104, admeasuring 348 Sq. Ft. (Carpet) area, on 1st Floor, in the Building No. C2 now "SUKUR RESIDENCY C-1 & C-2 Co-operative Housing Society Limited", Complex known as "SUKUR RESIDENCY" standing on the plot of land bearing Old Survey No. 88/6, 89/2, 95/1, 95/9, 95/13, 95/2, 95/5, 95/10, New Survey No. 114/6, 115/2, 113/1, 113/9, 113/13, 113/2, 113/5, 113/10, of Village - Ovale, lying being and situated at - Behind Muchhala Collage, Anand Nagar, Ghodbunder Road, Thane (W) - 400615, in the following manner :

Sr. No.	Rupees	Cheque / NEFT No.	Dated	Drawn on
1)	Rs. 1,00,000/-	000192914059	27/08/2021	ICICI Bank
2)	Rs. 9,00,000/-	000579	01/09/2021	ICICI Bank

*Subject to realization of Cheque.

Rs. 10,00,000/-

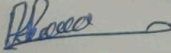
WE SAY RECEIVED

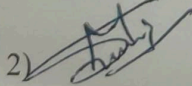
1) MR. AMIT VILAS KAMBLI

2) MRS. MAYURA AMIT
KAMBLI

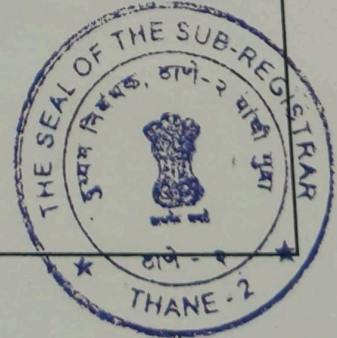
"TRANSFERORS"

WITNESSES :-

1) 

2) 

- 13 -





महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टीसी)/२३५९७/सन २०११

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

सुकुर रेसीडेन्सी सी-१ व सी-२ को-ऑप.हौसिंग सोसा लि.,

नविन स्के नं. ११४/०६, ११५/२, ११३/१, ११३/९, ११३/१३

११३/२, ११३/५, ११३/१०, व्हिलेज ओवळे

ठाणे (प) ता. जि. ठाणे

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए./ (टी.एन.ए.)/एचएसजी/(टीसी)/२३५९७/सन २०११, दिनांक २९/१२/२०११ ने नोंदण्यात आलेली आहे.

उपनिर्दीष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.



स्थळ : ठाणे (प)

दिनांक : २९ / १२ / २०११

(चंद्रकांत वि. टिकुळे)

उपनिबंधक,

सहकारी संस्था, ठाणे शहर, ठाणे.

74/17237
सोमवार, 06 सप्टेंबर 2021 12:34 म.नं.

दस्त गोपवारा भाग-1

टनन2 33128
दस्त क्रमांक: 17237/2021

दस्त क्रमांक: टनन2 /17237/2021

बाजार मूल्य: रु. 30,45,486/-

मोबदला: रु. 40,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,40,000/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात
अ. क्र. 17237 वर दि.06-09-2021
रोजी 12:30 म.नं. वा. हजर केला.

पावती: 19201

पावती दिनांक: 06/09/2021

सादरकरणाचा नाव: प्रवीण एस कदम

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

PS/oday

दस्त हजर करणाऱ्याची सही:

एकुण: 30680.00

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 06 / 09 / 2021 12 : 30 : 01 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 09 / 2021 12 : 34 : 10 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. वस्तामधील संपुर्ण नजकुर नियादक व्यक्ती, साक्षीधार व सोबत जोडलेले खमबपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सबर हस्तांतरण वस्तांमुळे राज्यशासन/कोषशासन यांच्या कोणत्याही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

निहून वेणार सही

निहून वेणार सही

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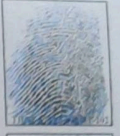




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Thane 2



09/09/2021 12:38:34 PM

दस्त क्रमांक : दनन 2/17237/2021





दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव: प्रवीण एस कदम पत्ता: प्लॉट नं: 807, माळा नं: 8 वा मजला, इमारतीचे नाव: मैत्री टॉवर, ब्लॉक नं: टी एम सी स्कूल जवळ, रोड नं: लुईस वाडी, ठाणे, THANE. पिन नंबर: AQOPK4724B	लिहून घेणार वय : 43 स्वाक्षरी:- <i>P. S. Kadam</i>		
2	नाव: अमित विलास कांबळी पत्ता: प्लॉट नं: सी 2/104, माळा नं: -, इमारतीचे नाव: सुकर रेसिडेन्सी सी -1/सी-2 को. ऑप. ही. सो. ली, ब्लॉक नं: मूळखाला कॉलेज जवळ, आनंद नगर, रोड नं: घोडबंदर रोड, ठाणे, महाराष्ट्र, ठाणे. पिन नंबर: APXPK9474L	लिहून देणार वय : 37 स्वाक्षरी:- <i>Mumbai</i>		
3	नाव: मयूरा अमित कांबळी पत्ता: प्लॉट नं: सी 2/104, माळा नं: -, इमारतीचे नाव: सुकर रेसिडेन्सी सी -1/सी-2 को. ऑप. ही. सो. ली, ब्लॉक नं: मूळखाला कॉलेज जवळ, आनंद नगर, रोड नं: घोडबंदर रोड, ठाणे, महाराष्ट्र, THANE. पिन नंबर: CCRPK3267J	लिहून देणार वय : 33 स्वाक्षरी:- <i>Mumbai</i>		

दस्तावेज दस्तऐवज करून देणार तयाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 06 / 09 / 2021 12 : 36 : 55 PM

ओळख:-

दस्तावेज इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव: अशोक ज्ञानदेव पवार वय: 54 पत्ता: 02, कृष्ण वृंदावण अपार्टमेंट, पाटीलवाडी, सावरकर नगर, ठाणे. पिन कोड: 400606	 स्वाक्षरी <i>Ashok Pawar</i>	
2	नाव: स्वप्नील मोरे - - वय: 24 पत्ता: चरई ठाणे पिन कोड: 400601	 स्वाक्षरी <i>Swapnil More</i>	

शिक्का क्र. 4 ची वेळ: 06 / 09 / 2021 12 : 38 : 07 PM

शिक्का क्र. 5 ची वेळ: 06 / 09 / 2021 12 : 38 : 30 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAVIN S KADAM	eSBTR/Simple Receipt	69103332021090252199	MH005794055202122R	240000.00	SD	0002807315202122	06/09/2021
2	PRAVIN S KADAM	eSBTR/Simple Receipt		MH005794055202122R	30000	RF	0002807315202122	06/09/2021
3		DHC		0609202102644	680	RF	0609202102644D	06/09/2021

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

- Verify Scanned Document for correctness through thumbnail (4 pages on the side) prior to registration.
- Get print immediately after registration.



प्रमाणित करण्यात येते कि सदर 17237 / 2021

दस्त क्रं. १७२३७ मध्ये ३२

पाने आहेत.

पहिले मंजूरचे बुकात अ. नं.

१७२३७ वर नोंदला.

Bhambhani

(स्त्री. वी. देशमुख)

सह. दुय्यम निबंधक ठाणे क्र २
दि. ०६/०९/२०२१