

338/13827

Wednesday, August 28, 2024

10:04 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 14798 दिनांक: 28/08/2024

गावाचे नाव: शिवाजीनगर

दस्तावेजाचा अनुक्रमांक: कलन4-13827-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: उमेश चंद्रकांत साठम

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 760.00

पृष्ठांची संख्या: 38

एकूण:

₹. 30760.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे
10:24 AM ह्या वेळेस मिलेल.

Joint Sub Registrar, Kalyan 4
सह-मुख्य निबंधक कल्याण - ४

बाजार मूल्य: ₹.2894000 /-

मोबदला ₹.4350000/-

भरलेले मुद्रांक शुल्क : ₹. 304500/-

1) देयकाचा प्रकार: DHC रकम: ₹.760/-

हीटी/घनादेश/पे ऑर्डर क्रमांक: 0824271104232 दिनांक: 28/08/2024

विक्रेते नाव व पत्ता:

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

हीटी/घनादेश/पे ऑर्डर क्रमांक: MH007361913202425E दिनांक: 28/08/2024

विक्रेते नाव व पत्ता:

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कलन - ४
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Survey No. : 102 (Old 170)
Hissa No. : 22
Revenue Village : Shivaji Nagar
Area of flat : 485 Sq. ft. Built up
Agreement Value : ₹ 43,50,000/-

AGREEMENT FOR SALE

As on 28th day of August 2024

BETWEEN

TRANSFEROR

Mr. KIRAN HARISHCHANDRA TAWDE

AND

TRANSFEREES

Mr. UMESH CHANDRAKANT SATAM
Mrs. PRIYA UMESH SATAM

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This AGREEMENT FOR SALE of self-contained Residential Flat made and entered into at Dombivli, Dist. Thane on 28th day of August 2024.

BETWEEN

Mr. KIRAN HARISHCHANDRA TAWDE adult, aged 37 years, Occupation: Service, Indian Inhabitant, residing at Room No. 8, Tawde Chawl, Kalina, Jambhli Pada, Santacruz (East), Mumbai 400 029, hereinafter called as the **TRANSFEROR** (which expression shall mean & include all his legal heirs, representatives, administrators, executors, successors in interest, survivors & assigns) the Party of **THE FIRST PART.**

AND

(1) **Mr. UMESH CHANDRAKANT SATAM** adult aged 40 years, Occupation: Business, and (2) **Mrs. PRIYA UMESH SATAM** adult, aged 35 years, Occupation: Housewife, both Indian Inhabitant, both residing at Flat No. 613, Shraddha Apartment, Raju Nagar, Near Ragai Mandir, Dombivli (West), Dist. Thane 421 202, hereinafter called as the **TRANSFEREES** (which expression shall mean & include all their legal heirs, representatives, administrators, executors, successors in interest, survivors & assigns) the Party of **THE SECOND PART;**

WHEREAS

1. The Transferor is a member of the PRAGATI SANKUL BUILDING NO. A-B-C Co-Operative Housing Society Ltd., duly formed, registered and incorporated under the provisions of Maharashtra Co-Operative Housing Society Act 1960 bearing Registration No. **TNA/ KLN/ HSG/ (TC)/ 16293/ 2004-05** dated **23/03/2005**, by virtue of the Share Certificate No. **22** (Share No's **106 to 110** both inclusive) registered in his favour, by the said society situated at Subhash Road, Kumbharkhanpada, Dombivli (West), Dist. Thane 421 202.
2. The Transferor is the absolute owner of flat No. B/01 and is holding possession and enjoying the said flat as the *bonafide* Member of the PRAGATI SANKUL BUILDING NO. A-B-C Co-Operative Housing Society Ltd., duly registered as indicated above.
3. As per the agreement for sale dated 28/11/2018 executed with Mr. AJAYAN C. MATHEW and Smt. SHALINI AJAYAN MATHEW, therein called the Transferors of the one part and Transferor herein, therein called the Transferee of the other part. Transferor has purchased flat No. B/01 herein and has acquired the rights, title, interest and possession in respect of the said flat.
4. The above said agreement is duly registered at the office of the Sub-Registrar Kalyan - 4, with Document No. 11874 dated 28/11/2018.



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5. The Transferor declares that he has obtained loan from ICICI Bank. The Transferees are also obtaining loan. The Transferor's loan will be adjusted by the Transferees loan and the cheque for the balance amount will be issued in favour of the Transferors.
 6. The Transferor has agreed to sell, and the Transferees have agreed to buy and acquire all rights, title and interest of the Transferor in the said flat together with the permanent hereditary and absolute rights of use and occupation of the said flat for total consideration of **₹ 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand Only)**.
 7. Relying upon the representations made by Transferor, the Transferees are desirous of buying the said flat No. B/01, along with the said shares mentioned above of the said PRAGATI SANKUL BUILDING NO. A-B-C Co-Operative Housing Society Ltd.
 8. The Transferees have offered to purchase the said flat No. B/01 on Ground floor in the building known as PRAGATI SANKUL BUILDING NO. A-B-C Co-Operative Housing Society Ltd., situated at Subhash Road, Kumbharkhanpada, Dombivli (West), Dist. Thane 421 202, admeasuring 485 Sq. ft. Built up area from the Transferor for a total consideration of ₹ 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand Only).
 9. The Transferor and the Transferees have agreed to approach the said PRAGATI SANKUL BUILDING NO. A-B-C Co-Operative Housing Society Ltd., to admit the Transferees as its members in place of the Transferor, subject to completion and fulfilment of all requirements and formalities on the part of the Transferor as well as Transferees.
 10. The said PRAGATI SANKUL BUILDING NO. A-B-C Co-Operative Housing Society Ltd. has issued its No Objection Certificate to the Transferor to sell the said flat.

NOW, THEREFORE, THIS INDENTURE WITNESSETH AS UNDER:

1. The Transferor agrees to sell and transfer to the Transferees forever and absolutely in favour of the Transferees, the self-contained flat No. **B/01**, on the **Ground floor** with an area of about **485 Sq. ft. Built up** in the building known as **PRAGATI SANKUL BUILDING NO. A-B-C Co-Operative Housing Society Ltd.** situated at Subhash Road, Kumbharkhanpada, Dombivli (West), Dist. Thane 421 202, Regd. No. **TNA/ KLN/ HSG/ (TC)/ 16293/ 2004-05** dated **23/03/2005**, (hereinafter referred to as the said flat) along with all the rights, title and interest of the Transferor in the said Society and along with five fully paid up Shares of ₹ 50/- each, bearing Share No. **106 to 110** vide Certificate No. **22** for total consideration of **₹ 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand Only)**.



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2. The Transferees have agreed to pay the said sum of **₹ 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand Only)** to the Transferor in the following manner:
- ₹ 5,00,000/- (Rupees Five Lakhs Only)** paid by Cheque No. 000003 dated 19/05/2024 drawn on Kotak Mahindra Bank, as a part payment for the purchase of the said flat.
 - ₹ 3,70,000/- (Rupees Three Lakhs Seventy Thousand Only)** paid by Cheque No. 000005 dated 27/08/2024 drawn on Kotak Mahindra Bank, as a part payment for the purchase of the said flat.
 - Balance amount of **₹ 34,80,000/- (Rupees Thirty Four Lakhs Eighty Thousand Only)** payable within 60 days from registration of this agreement as a full & final payment for the purchase of the said flat. Subject to submission of all original earlier agreements, receipts, documents, papers, vouchers, share certificate relating to the said flat by the Transferor to the Transferees. If in any case the Transferees fails to pay said amount of the flat within the stipulated time period hereinabove stated, the agreement will be cancelled at the discretion of the Transferor. The Transferees will bear all expenses relating to the said agreement cancellation.
3. The Transferees have applied for housing loan to the financial institution for grant of loan and the Transferor will co-operate, with the Transferees for the same, by providing necessary documents, papers required by the financial institution.
4. The Transferor will deliver vacant & peaceful possession of the said flat to the Transferees along with last paid up bill in respect of the outgoings and service charges and electricity charges upon receipt of full consideration under this agreement.
5. The Electric Meter bearing No. **07611624518** and Consumer No. **020480040997** is affixed to the said flat and the Transferor has agreed to transfer the said flat along with the said electric meter & connection to the Transferees and further agrees to sign all the necessary papers for transfer of such electric meter, after execution of completion of this agreement.

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SCHEDULE OF PROPERTY

A residential flat bearing No. B/01 on Ground floor, admeasuring 485 Sq. ft. Built up area in the building known as PRAGATI SANKUL BUILDING NO. A-B-C Co-operative Housing Society Ltd. situated at Subhash Road, Kumbharkhanpada, Dombivli (West), Dist. Thane 421 202, consisting of Ground + 4 floors Without lift, constructed on a land bearing Survey No. 102 (Old 170) Hissa No. 22 and of Village - Shivaji Nagar, Taluka - Kalyan, Dist.-Thane within the limits of Kalyan Dombivli Municipal Corporation.

In witness whereof, the Transferor and the Transferees have signed this agreement on this **28th day of August 2024.**

Signed & delivered

By the within named "TRANSFEROR"

Mr. KIRAN HARISHCHANDRA TAWDE



In the presence of

Tejpal Tejras Waghmare

1) Tejpal Tejras Waghmare

Signed & delivered

By the within named "TRANSFEREES"

Mr. UMESH CHANDRAKANT SATAM



Mrs. PRIYA UMESH SATAM

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RECEIPT

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Received with thanks (Subject to realisation of both Cheques) ₹ 8,70,000/- (Rupees Eight Lakhs Seventy Thousand Only) from Mr. UMESH CHANDRAKANT SATAM and Mrs. PRIYA UMESH SATAM as a part payment from the total consideration of ₹ 43,50,000/- (Rupees Forty Three Lakhs Fifty Thousand Only) for the Sale of flat No. B/01 on Ground floor admeasuring 485 Sq. ft. Built up area in the building known as PRAGATI SANKUL BUILDING NO. A-B-C Co-operative Housing Society Ltd. situated at Subhash Road, Kumbharkhanpada, Dombivli (West), Dist. Thane 421 202. The details of payment are as follows:

- a. ₹ 5,00,000/- (Rupees Five Lakhs Only) paid by Cheque No. 000003 dated 19/05/2024 drawn on Kotak Mahindra Bank.
- b. ₹ 3,70,000/- (Rupees Three Lakhs Seventy Thousand Only) paid by Cheque No. 000005 dated 27/08/2024 drawn on Kotak Mahindra Bank.



Mr. KIRAN HARISHCHANDRA TAWDE
(The Transferor)

Witnesses: -

1) Hajudhar

2) Sait

PRAGATI SANKUL BUILDING NO. A, B, C, CO-OP. HSG. SOCIETY LTD.

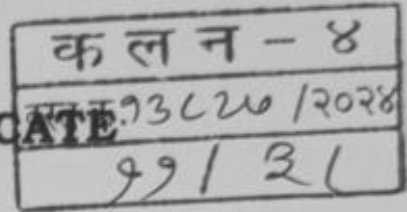
Regd. No. TNA / KLN / HSG (TC) / 16293 / 2004 - 2005

Shivaji Nagar, Thakurli, Kumbharkhan Pada, Subhash Road, Dombivli (West) Dist. Thane - 421 202.

Date : _____

Dated : 27.08.2024

NO OBJECTION CERTIFICATE



This is to certify that Mr.Kiran Tawde is a Bonafide member of our Society in respect of the Flat No.B-001 admeasuring 485 Sq. ft. Built up area in our society.

Mr. Kiran Tawde has no dues pending towards the society against his name with regard to the above said flat. We also have no objection to sell his flat to Mr.Umesh Satam.

This certificate is issued as per his request.

For Pragati Sankool ABC Building Co.Op.Hsg.Soc.Ltd.

Chairman

[Signature]

Secretary

Treasurer

