

**AGREEMENT FOR SALE**

**THIS AGREEMENT FOR SALE** is made and entered into at **DOMBIVLI** on this ..... day of **September, 2024**.

**B E T W E E N**

**MR. BABLU NAMDEV NAVRATNE**, aged: 49 years, **PAN NO. AJWPN1231H**, Residing at : Flat No. A/203, 2<sup>nd</sup> Floor, Chandresh Avenue, Lodha Heaven, Kalyan Shill Road, Nilje, Dombivli (East) 421204. Hereinafter to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the **FIRST PART.**

**A N D**

**1. MISS. SAGARIKA GAN CHOWDHURY**, aged: **33** years, Pan No.**BUPPB9424F**, **2. MISS. NILANJANA GAN CHOWDHURY**, aged: **30** years, Pan No.**BRQPC9742K**, Residing at :Flat No. **A/403, 4<sup>th</sup> Floor, Shree Sankalp Apartment, Central Park Avenue Makane, Panditpada, Saphale (West) Palghar 401102.**, Hereinafter referred to as "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) **of the SECOND PART.**

**WHREAS** The **TRANSFEROR** has Allot the SHOP vide agreement for sale Date:**02/07/2016** from **M/S. SAI SAMARTH ENTERPRISES**, and registered with Sub-Registrar Kalyan- 5 on : **02/07/2016** under Document No. **5899/2016** and as such is the owner of the **SHOP NO. 05, WING "A" on GROUND FLOOR**, admeasuring **240** sq. ft. built-up area (including common areas). in the building known as **RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD.**, situated at: **Bhopar, Dombivli (East)**. (hereinafter referred to as the said SHOP).

**AND WHEREAS** the Transferor desire to sell, transfer assign and convey the said SHOP for the consideration of **Rs.45,00,000/- (Rupees Fourty Five Lakhs Only)**.

**AND WHEREAS** THE SELLER is also holder of \_\_\_ (\_\_\_\_) shares in **RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD.** bearing Registration No. **TNA/DOM/HSG/TC/35786/2023, Dated:- 13/04/2023**, Situated at:- **Bhopar, Dombivli (East).**, Tal. Kalyan, Dist. Thane, and as such member of the society the seller holds Share Certificate No. \_\_\_ bearing Shares Nos. \_\_\_\_\_ to \_\_\_\_\_ of Rs 50 each, totally amounting to Rs \_\_\_\_\_/-

**AND WHEREAS** the Transferees has expressed his desire to purchase possesses and acquires the said SHOP from the **Transferor**.

**AND WHEREAS** both the parties hereto have arrived to at certain terms and conditions, which they desire to record in writing.

**NOW THIS AGREEMENT FOR SALE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

1. The **Transferor** hereby declare, record and confirm as under:

The Transferor is the sole and absolute owner of the **SHOP NO.05, WING "A"** on **GROUND FLOOR**, admeasuring **240** sq. ft. built-up area (including common areas). in the building known as **RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD** situated at: **Bhopar, Dombivli (East)**. (hereinafter referred to as the said SHOP)

- a. The Transferor has not entered in to any agreement for sale, transfer or letting out the said SHOP with any other person and that is in exclusive and absolute possession and occupation of the said SHOP.

- b. The Transferor has paid his share of Municipal Taxes, water charges, society maintenance charges and other outgoings in respect of the said SHOP up to date and that no part thereof has remained unpaid.
2. The Transferor further declares that he has obtained the necessary permission from the said Builder **M/S. SAI SAMARTH ENTERPRISES** for sale and transfer of the said SHOP unto the Transferee herein.
3. In consideration of the aforesaid representation of the Transferor, the Transferees herein agree to purchase, possess and acquire the said SHOP to the Transferor and all his rights, title and interest therein for the lump sum consideration of **Rs.45,00,000/- (Rupees Fourty Five Lakhs Only)**.

The Transferees has agreed to pay the sum **Rs.45,00,000/- (Rupees Fourty Five Lakhs Only)**.to the Transferor in the following manners: -

Rs. _____ /-	<b>Paid By Cash/Cheque/NEFT</b>
Rs. _____ /-	<b>Balance amount will be paid after Bank loan sanction.</b>
<b>Rs.45,00,000/-</b>	<b>Total</b>

4. The Transferor shall deliver to the Transferees all receipts, documents, papers, vouchers and certificates relating to the said SHOP and last paid up bill in respect of the outgoing and service charges and electricity charges.
5. The Transferor shall put the Transferees in vacant and peaceful possession of the said SHOP. And the

Transferor shall at all time hereafter at the request of the Transferees agree to do and execute or cause to be done or executed all such acts deeds and other assurances in law whatsoever for further and more perfectly vesting and assuring the said SHOP unto the Transferees.

6. On and after completion of these present and or receipt of final payment the Transferor shall have no rights, possession, title and/or interest of any nature whatsoever in the said SHOP and the Transferees shall be solely and exclusively entitled to own, use, occupy, posses and enjoy the same without any let, hindrance and/or interference of whatsoever nature by the Transferor shall be entitled to deal with the same in such a manner as they may desire and think fit and proper.
7. The Electric **Meter Bearing No.** \_\_\_\_\_ **and Consumer No.** \_\_\_\_\_ is affixed to the said SHOP and the Transferor has agreed to transfer the said SHOP along with the said Electric Meter & Connection to the Transferee and further agree to sign all the necessary papers for transfer of such electric meter.
8. All costs and expenses incidental to this agreement will be born by the Transferees only.
9. The Transferees shall bear and meet the expenses of the registration of the agreement if the same needs Registration with Sub-Registrar Kalyan.
10. The Transferees shall become member of the proposed society and shall abide by its rules, regulations and bye-laws as amended from time and shall in the meant time from time to time and shall in the meantime promptly and punctually pay all taxes,

charges and other outgoings in the respect of the said SHOP.

11. The terms and conditions agreed by the Transferor with builder as per agreement-dated \_\_\_\_\_ are binding on the Transferees.
12. The agreement is subject to Maharashtra Ownership of SHOPS Act 1963.
13. The possession of the said SHOP will be handed over to the Transferees after full and final Payment.

**SCHEDULE OF THE PROPERTY**

**SHOP NO.05, WING "A" on GROUND FLOOR, admeasuring 240 sq. ft. Built-up area (including common areas). in the building known as RAVI KIRAN CO-OPERATIVE HOUSING SOCIETY LTD situated at: Bhopar, Dombivli (East). Consisting of at Survey No.33, Hissa No.3 Part, of Village: Bhopar, Dist. Thane, within the Registration Dist. Thane**

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS ON THE DAY AND THE YEAR HEREIN ABOVE  
WRITTEN.**

SIGNED, SEALED AND DELIVERED

By the within named "**THE TRANSFEROR**"

**MR. BABLU NAMDEV NAVRATNE**

\_\_\_\_\_  
**TRANSFEROR**

SIGNED, SEALED AND DELIVERED

By the within named "**THE TRANSFEREE**"

**1. MISS. SAGARIKA GAN CHOWDHURY**

\_\_\_\_\_

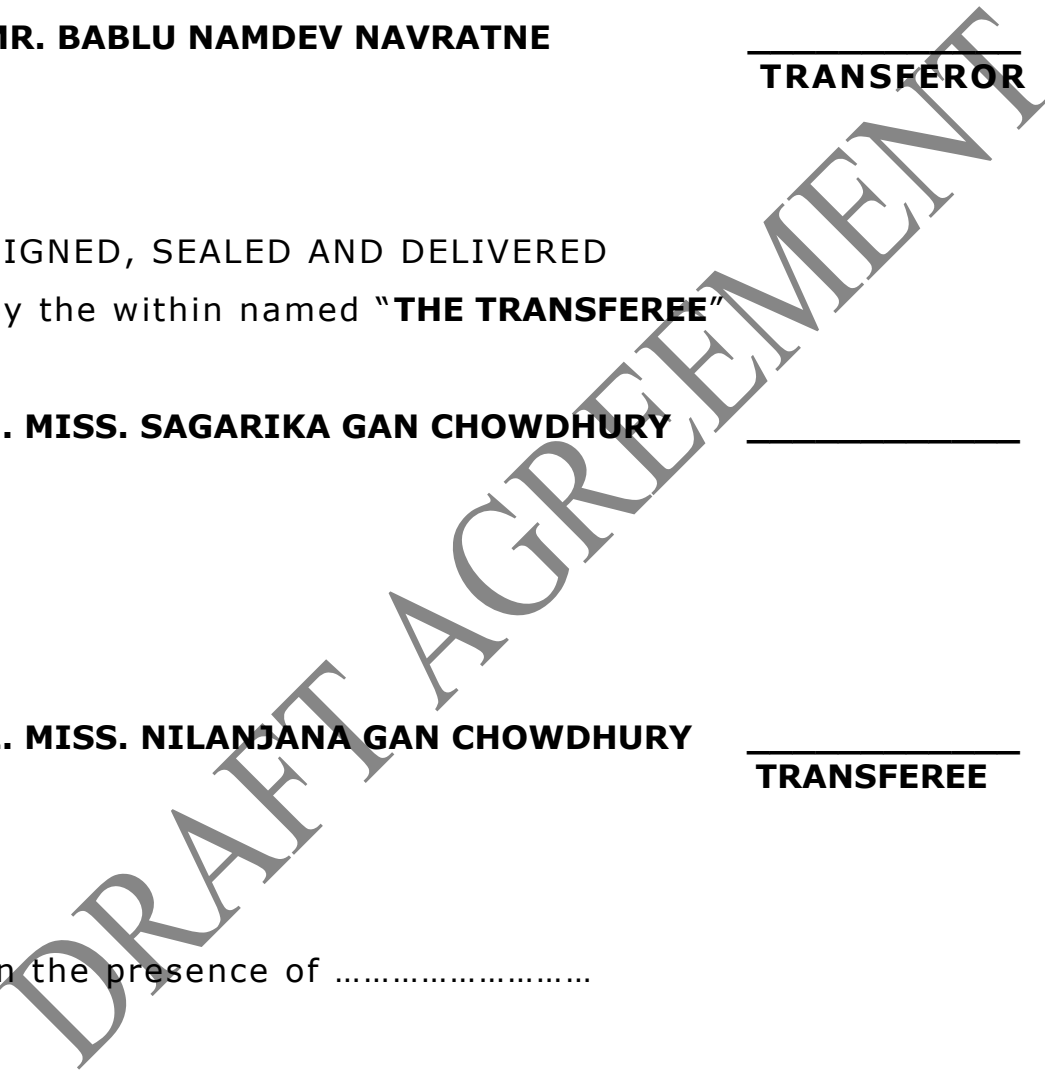
**2. MISS. NILANJANA GAN CHOWDHURY**

\_\_\_\_\_  
**TRANSFEREE**

In the presence of .....

1. ....

2. ....



## RECEIPT

RECEIVED an amount of **Rs. \_\_\_\_\_/-** (**RUPEES \_\_\_\_\_ ONLY**) from Transferees **1. MISS. SAGARIKA GAN CHOWDHURY, 2. MISS. NILANJANA GAN CHOWDHURY** following by **Cash/Cheque/NEFT** herein above being consideration in Part payment for the said Shop to be paid to me in terms of the above Agreement.

Amount(Rs.)	Mode of Payment	Date
<b>Rs. _____/-</b>		<b>TOTAL</b>

**I SAY RECEIVED**  
( **Rs. \_\_\_\_\_/-** )

\_\_\_\_\_  
**MR. BABLU NAMDEV NAVRATNE**  
**TRANSFEROR**