

74/26295

Friday, October 04, 2024  
8:50 AM

पावती

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

पावती क्र.: 29576

दिनांक: 04/10/2024

गावाचे नाव: भाईदरपाडा  
दस्तऐवजाचा अनुक्रमांक: टनन2-26295-2024  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: निवेदिता राजत -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 35

रु. 30000.00  
रु. 700.00

रु. 30700.00

एकूण:

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
9:10 AM ह्या वेळेस मिळेल.

  
Joint Sub Registrar Thane 2

बाजार मूल्य: रु.8019047 /-  
मोबदला रु.9000000/-  
भरलेले मुद्रांक शुल्क : रु. 540000/-

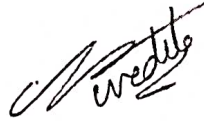
सह दुय्यम निबंधक वर्ग - २  
ठाणे क्र. २

1) देयकाचा प्रकार: DHC रकम: रु.700/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024030320788 दिनांक: 04/10/2024  
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008976860202425P दिनांक: 04/10/2024  
बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1  
(Policy) : For Women - Corporations Area



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 26295/2024

नोंदणी :

Regn:63m

## गावाचे नाव : भाईदरपाडा

बाचा प्रकार करारनामा  
दला 9000000  
बाजारभाव(भाडेपट्ट्याच्या  
तपट्टाकार आकारणी देतो की पट्टेदार  
मुद करावे)

भू-मापन,पोटहिस्सा व  
क्रमांक(असल्यास)

1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदनिका क्र 604,6 वा मजला,ए-विंग,इगनिस को ऑप हौ सो ली,कासा युनीवीस,लोढा स्प्लेंडोरा,घोडबंदर रोड,भाईदरपाडा,ठाणे. सदनिकांचे क्षेत्रफळ 743 चौ फुट म्हणजे 82.86 चौ मीटर कार्पेट व सोबत 1 कार पार्किंग स्पेस नं पी 0160 सह.--Selected Exemption : - 3 Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women --- Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area ( ( Survey Number : S.No.100, Old S.No.197/1, New S.No.100/1, Old S.No.200/1, New S.No.105/1, Old S.No.200/3B, New S.No.105/3A, Old S.No.200/7, New S.No.105/6, Old S.No.201/2, New S.No.106/2, Old S.No.203/4B, New S.No.108/4A, Old S.No.203/9, New S.No.108/8 ; ) )

(5) क्षेत्रफळ

1) 743 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:-श्रीधर कावाशेरी राजगोपालन(उर्फ के.आर.श्रीधर) - वय:-59; पत्ता:-प्लॉट नं: फ्लॉट नं वी-2701, , माळा नं:-, इमारतीचे नाव:- डी बी वूड्स, गोकुळधाम, , ब्लॉक नं:-, रोड नं: क्रिष्णा वाटिका मार्ग, गोरेगाव, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AFIPK7157F

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-निवेदिता राऊत - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 21, डोसा हाऊस, 5 गनबो स्ट्रीट, ब्लॉक नं:-, रोड नं: फोर्ट फायरस्टेशन जवळ, फोर्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-BECPR0732R

(9) दस्तऐवज करून दिल्याचा दिनांक

04/10/2024

(10)दस्त नोंदणी केल्याचा दिनांक

04/10/2024

(11)अनुक्रमांक,खंड व पृष्ठ

26295/2024

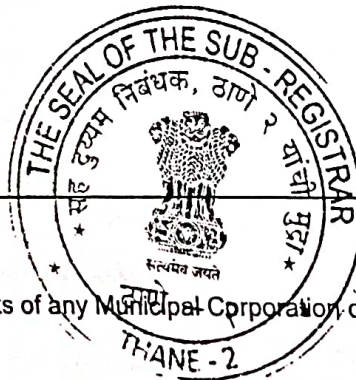
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

540000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा



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



GRN	MH008976860202425P	BARCODE	Date 29/09/2024		Form No. 252
Department	Inspector General Of Registration		Payer Details दादा कृष्णकांत राव 2028		
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)		
Office Name	THN2_THANE 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BECPE0732R	
Location	THANE		Full Name	Nivedita Raut	
Year	2024-2025 One Time		Flat/Block No.	604, A-wing, Ignis Co-operative Housing Society	
Account Head Details	Amount In Rs.	Premises/Building	Ltd., Casa Univis, Lodha Splendora		
0030046401 Stamp Duty	540000.00	Road/Street	Ghodbunder Road, Bhayandarpada		
0030063301 Registration Fee	30000.00	Area/Locality	Thane		
		Town/City/District			
		PIN	4	0	0 6 1 5
		Remarks (If Any)	PAN2=AFIPK7157F~SecondPartyName=Sridhar Kavaseri Rajagopalan~		
		Amount In	Five Lakh Seventy Thousand Rupees Only		
Total	5,70,000.00	Words			
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	10000502024092902737	4363226001117	
Cheque/DD No.	Bank Date	RBI Date	29/09/2024-17:40:02	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. :

9833997123

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

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Sridhar*



*Wet*

ट न न - २
दस्ता क्रम नं. <i>weedy</i> / २०२४
३ / ३५

## AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at  
Thane on this 04 day in the month of OCTOBER, 2024.

### BETWEEN

MR. SRIDHAR KAVASERI RAJAGOPALAN alias  
MR. K. R. SRIDHAR, age - 59 years, PAN - AFIPK7157F, Aadhaar  
Card No.3458 0995 2181, Indian Inhabitant, residing at Flat No.B-  
2701, D B Woods, 27<sup>th</sup> Floor, Krishna Vatika Marg, Next to RBI  
Officers Quarters, Gokuldham, Goregoan (E), Mumbai, -400063,  
hereinafter referred to as the "TRANSFEROR" (which expression  
shall unless it be repugnant to the context or meaning thereof includes  
his heirs, executors, administrators and assigns) of the **FIRST PART**;

### AND

MS. NIVEDITA RAUT, age - 30 years, PAN - BECPR0732R,  
Aadhaar Card No.4287 8171 5249, Indian Inhabitant, residing at  
21, Dossa House, 5, Gunbow street, Near Fort Fire Station, Fort,  
Mumbai - 400001, herein after referred to as the "TRANSFeree"  
(which expression shall unless it be repugnant to the context or meaning  
thereof includes her executors, administrators and assigns) of the  
**SECOND PART**.



*weedy*

*Sridhar*



फ्लॉट नं. त्थेरेऱर :-	
वस्तु क्रमांक	WHEREAS
४ / ३५	75638

WHEREAS TRANSFEROR herein is owner of the flat bearing Flat No.004, admeasuring 743 Sq.ft. Carpet area i.e. 82.86 Sq.Mtrs., Built-up area on 6th Floor, A-wing alongwith 1 (One) Car Parking Space No.P0160 in the society known as IGNIS CO-OP.HSG.SOC.LTD., (Regd. No.TNA/ (TNA)/ HSG/ (TC)/ 26667/2014, dt.12/08/2014) lying, being and situated at Casa Univis, Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (W) - 400615, Revenue Village - Bhayanderpada, bearing S.No.100, Old S.No.197/1, New S.No.100/1, Old S.No.200/1, New S.No.105/1, Old S.No.200/3B, New S.No.105/3A, Old S.No.200/7, New S.No.105/6, Old S.No.201/2, New S.No.106/2, Old S.No.203/4B, New S.No.108/4A, Old S.No.203/9, New S.No.108/8, Tal. and District Thane, Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation, (hereinafter referred to as the "SAID FLAT").

AND the Transferor originally purchased the said flat from Lodha Novel Buildfarms Pvt. Ltd., vide an Agreement To Sell dt.01<sup>st</sup> August, 2012 and registered the same with Sub-Registrar of Assurances, Thane under Doc. No.TNN2-07512-2012, dt.07<sup>th</sup> August, 2012 at Receipt No.7576.

2. The TRANSFEROR has paid up the consideration amount payable by his towards the said Flat and has been absolute owner of the said Flat.



The TRANSFEROR is in possession of the said Flat as a member of the said Society and holds Share Certificate No.26, Comprising Shares from 251 to 260, dt.10<sup>th</sup> May, 2017 and has all the rights, title and interest to deal with the said Flat in whatever way he like.

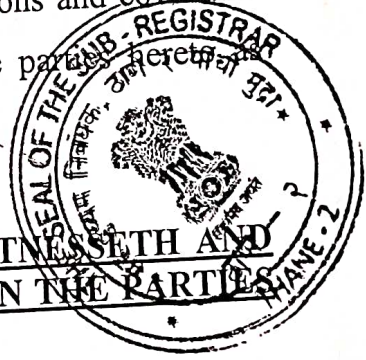
*Signature*

*Signature*

ing  
i.e.  
ith  
s

दस्तावेज - २
वस्तु क्रमांक / २०२४
<i>[Handwritten Signature]</i>

4. The TRANSFEROR has now agreed to sell the said Flat on 'as is where is basis' to the TRANSFEREE and the TRANSFEREE has agreed to purchase the same from the TRANSFEROR on ownership basis.
5. The parties hereto have agreed upon the terms and conditions in respect of the said sale of the flat.
6. The parties hereto being now desirous of recording the said terms and conditions in writing.
7. The Society has No Objection for this transaction and agrees to admit the TRANSFEREE instead of TRANSFEROR herein as a member of the society.
8. The TRANSFEROR now intends to sell all his rights, titles, interest and benefits in the said flat and the TRANSFEREE agrees to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto hereinafter appearing.



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

1. The TRANSFEROR is the sole and absolute owner of the said Flat and has got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement for Sale on the various terms and conditions stated herein in favour of the TRANSFEREE.

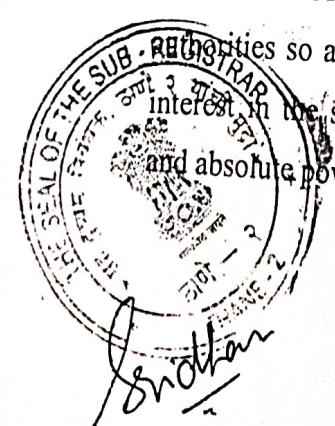
*[Handwritten Signature]*

*[Handwritten Signature]*



2. The TRANSFEROR has not agreed to sell, transfer, alienate or encumber the said Flat and or any part thereof and has not entered into any agreement orally or in writing to sell, transfer, alienate or encumber the said Flat and or any part thereof to or in favour of any other person whomsoever.

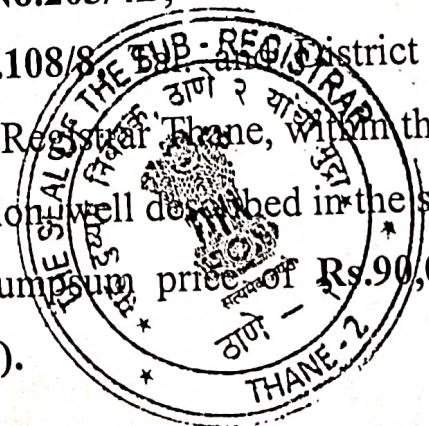
3. The TRANSFEROR has not received any token money, earnest money or any amount whatsoever in respect of the said Flat from any other third party.
4. There are no outstanding mortgages, liens and notices for acquisition in respect of the said Flat.
5. The said Flat is not subject matter of any pending suit or attachment before or after judgement of any court of law or authority for recovery of any debt, decretal amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and / or penalties thereon.
6. There do not subsist any order of injunction or appointment of Court Receiver on the Said Flat or any part thereof issued by court of Law or other Authority.
7. The said Flat hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgement or at the instance of taxation authority or any other authorities and the TRANSFEROR has not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the said Flat and that the TRANSFEROR has full and absolute power to deal with the same.



*[Handwritten signature]*

ट न न - २  
दस्तावेज नं. १३५ / २०२४

8. There are no attachment or prohibitory order issued by the Competent authority or Court or any government or semi-government authority or bank prohibiting from dealing with or selling or transferring the said Flat contemplated under these presents.
9. Should there be any claim in respect of the said Flat from any person or persons or authority pertaining to any period prior to the transfer of the said Flat to and in the name of TRANSFEREE in the books/records of the society, the TRANSFEROR hereby agrees to indemnify and keep indemnified the TRANSFEREE against all or any such claims.
10. The TRANSFEROR shall sell and the TRANSFEREE shall purchase the Flat No.604, admeasuring 743 Sq.ft. Carpet area i.e. 82.86 Sq.mtrs., Built-up area on 6th Floor, A-wing alongwith 1 (One) Car Parking Space No.P0160 in the society known as IGNIS CO-OP.HSG.SOC.LTD., (Regd. No.TNA/ (TNA)/ HSG/ (TC)/ 26667/2014, dt.12/08/2014) lying, being and situated at Casa Univis, Lodha Splendora, Bhayanderpada, Ghodbunder Road, Thane (W) - 400615, Revenue Village - Bhayanderpada, bearing S.No.100, Old S.No.197/1, New S.No.100/1, Old S.No.200/1, New S.No.105/1, Old S.No.200/3B, New S.No.105/3A, Old S.No.200/7, New S.No.105/6, Old S.No.201/2, New S.No.106/2, Old S.No.203/4B, New S.No.108/4A, Old S.No.203/9, New S.No.108/8 and District Thane, Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation, well described in the schedule written hereunder, at the Lumpsum price of Rs.90,00,000/- (Rupees Ninety Lakhs Only).



*[Handwritten signature]*



दस्ता क्रमांक 11 - 2  
2028

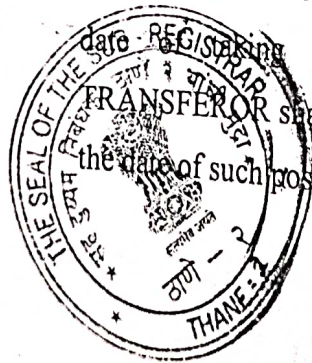
The TRANSFEREE agreed to pay the said Rs.90,00,000/- (Rupees Ninety Lakhs Only) as under :-

Sl. No.	Cheque No./ Online Transfer	Date	Name of Bank	Amount
1)	Transaction ID : S30890511	31/08/2024	ICICI Bank	1,11,000/-
2)	Reference ID : DIR9556189	23/09/2024	ICICI Bank	10,00,000/-
3)	Reference ID : DIS9761162	24/09/2024	ICICI Bank	12,99,000/-
			<b>TOTAL</b>	<b>24,10,000/-</b>

Rs.90,000/- (Rupees Ninety Thousand Only) paid towards 1% TDS amount and the TRANSFEREE will handover TDS paid Challan to the TRANSFEROR before disbursement of loan amount.

Balance Amount of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only) shall be paid after sanction of loan from any financial institution within 45 working days from the date of registration of this Agreement for Sale.

12. The TRANSFEROR hereby states and declares that, the said Flat is free from all encumbrances and liabilities and if any, the same will be cleared by the TRANSFEROR at his own cost. The TRANSFEROR has paid up the Municipal Taxes/ Government Dues, Taxes/Local Govt. Taxes, etc. and other charges payable by his to the concerned authorities as the same may be till the date of handing over possession of the said Flat. The TRANSFEREE will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the said flat from the date of taking possession of the said flat and the TRANSFEROR shall not be responsible to meet the same from the date of such possession.



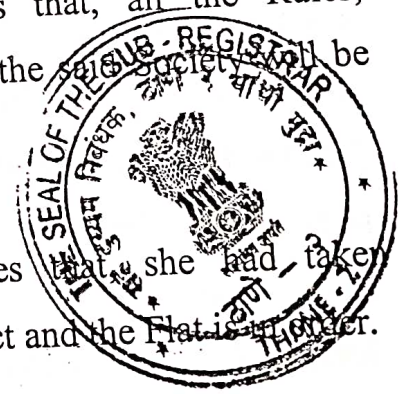
Sridhar

Wadhwa

Amount  
1,11,000/-  
000/-

ट न न - २  
दस्त क्रमांक २२२/२०२४  
५३९

13. The TRANSFEROR has got all the rights, title and interest to sell, transfer and convey the said Flat as the same is himself acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature into and upon the said Flat.
14. The TRANSFEROR hereby agrees and undertakes to get the said Flat along with (1) Electric Meter No.08203303316, Consumer No.000011244238, (2) T.M.C. Property Tax (Malmatta) No.130980418, Sub Code - 00091, (3) Mahanagar Gas Ltd., BP No.1101500392, CA No.2100 0149 9426, Meter No.4221192252 duly transferred in favour of the TRANSFEREE herein with relevant records and for the purpose the TRANSFEROR herein agrees and undertakes to sign and execute and/or get signed and executed all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future, but at the cost of the TRANSFEREE herein.
15. The TRANSFEREE hereby declares that, all the Rules, Regulations in force and bye-laws of the Society shall be observed by the TRANSFEREE.
16. The TRANSFEREE hereby declares that she had taken inspection of the said Flat in all respect and the Flat is in order.
17. The TRANSFEROR hereby agrees to sign the various forms as per provisions of the various acts and co-operate the TRANSFEREE for completing all the formalities in connection with the said matters.



*Shri. Dhanu*

*credit*

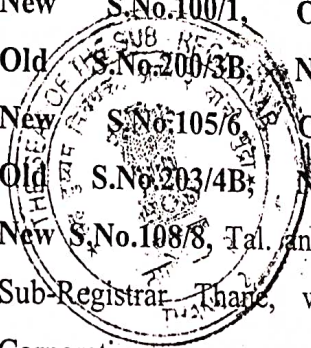


रज न - २  
 वस्तु १८. The TRANSFEROR has  
 २०३४  
 ८०/३४ TRANSFEREE all original documents relating to purchase of  
 the Flat which are in possession of the TRANSFEROR and  
 application duly signed by the TRANSFEROR for transfer of  
 the said Flat in favour of the TRANSFEREE.

19. The TRANSFEROR undertakes to deliver vacant and peaceful possession of the said Flat to the TRANSFEREE only on receipt of full and final consideration amount.
20. The TRANSFEREE shall bear the amount to be spent towards Stamp Duty, Registration Fee etc. as applicable and Society Transfer Fee will be paid by both parties in equal proportion i.e. 50% each.
21. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made there under.

**SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of Flat No.604, admeasuring 743 Sq.ft. Carpet area i.e. 82.86 Sq.mtrs., Built-up area on 6th Floor, A-wing alongwith 1 (One) Car Parking Space No.P0160 in the society known as IGNIS CO-OP.HSG.SOC.LTD., (Regd. No.TNA/ (TNA)/ HSG/ (TC)/ 26667/2014, dt.12/08/2014) lying, being and situated at Casa Univis, Lodha Splendor, Bhayanderpada, Ghodbunder Road, Thane (W) - 400615, Revenue Village - Bhayanderpada, bearing S.No.100, Old S.No.197/1, New S.No.100/1, Old S.No.200/1, New S.No.105/1, Old S.No.200/3B, New S.No.105/3A, Old S.No.200/7, New S.No.105/6, Old S.No.201/2, New S.No.106/2, Old S.No.203/4B, New S.No.108/4A, Old S.No.203/9, New S.No.108/8, Tal. and District Thane, Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation.



*Sridhar*

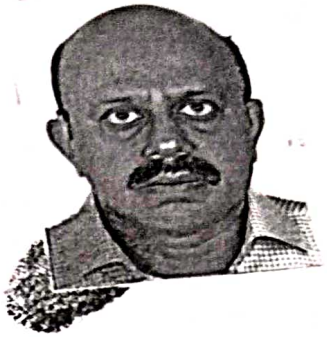
*Wredh*

ठाने - २  
दिनांक २२/०२/२४

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED, SEALED & DELIVERED By  
Within named "TRANSFEROR"

*Sridhar*



MR. SRIVIDHAR KAVASERI RAJAGOPALAN  
alias MR. K. R. SRIVIDHAR

SIGNED, SEALED & DELIVERED by  
Within named "TRANSFeree"

*Nivedita*

MS. NIVEDITA RAUT



WITNESSES :

1. Ramesh Patilkar *R.P. Patilkar*
2. Mahesh Chavan *M.H. Chavan*

