

# AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this 19<sup>th</sup> day in the month of DECEMBER, 2015.

## BETWEEN

1) MRS. SMITA MADHAV DANDEKAR, PAN ASLPD2826N, aged 54 years and 2) MR. AJINKYA MADHAV DANDEKAR, PAN ASLPD2825R, aged 29 years, both Indian Inhabitants, residing at Flat No.A/304, 3<sup>rd</sup> Floor, Nav Safalya Co-op. Hsg. Soc. Ltd., Luis Wadi, Eastern Express Highway, Panchpakhadi, Thane (W) - 400 604, hereinafter referred to as the "TRANSFERORS" ( which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, administrators and assigns ) of the **FIRST PART**,

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दस्त क्रमांक 9234/2015  
5/1/15

## AND

1) MR. RAJENDRA DATTARAM KADU, PAN AOYPK5749J, aged 35 years and 2) MR. DATTARAM BALU KADU, PAN AOYPK5748K, aged 57 years, both Indian Inhabitants, residing at 04, Saitara, Behind Hotel Samudra, Lewis Wadi, Eastern Express Highway, Thane (W) - 400 604, herein after referred to as the "TRANSFEREES" ( which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, administrators and assigns ) of the **SECOND PART**:



## WHEREAS :-

1. WHEREAS TRANSFERORS herein are owners of the flat bearing Flat No. A/304 admeasuring 39.03 sq. mtrs. i. e. 420 sq. ft. built-up area on 3<sup>rd</sup> Floor in NAV SAFALYA CO-OP. HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / 9TC) / 384 / 85 - 86 dated 23/07/1985, lying, being and situated at Luis

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Wadi, Eastern Express Highway, Panchpakhadi, Thane (W) - 400 604, bearing Final Plot No.81, T. P. S. No.1 of Revenue Village - Panchpakhadi, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation ( hereinafter referred to as the "SAID FLAT" ) and who had purchased the said flat from Mr. Anil Chandrakant Salvi vide an Agreement for Sale dated 30/03/2010 and registered the same with Sub - Registrar of Assurances, Thane under Document No. TNN2-04071-2010 at Receipt No.4120 dated 30/03/2010, who earlier purchased the said flat from Mr. Mohan Sitaram Prabhu, vide an Agreement for Sale dated 13/03/2003, registered with Sub - Registrar of Assurances, Thane under Document No.TNN1-01607-2003 at Receipt No.1607 dated 13/03/2003, who originally purchased the said flat from M/s. Adimaya Construction Co., vide an Agreement dated 28/03/1985.



2. The TRANSFERORS had fully paid up, satisfied all dues / payment of the consideration amount payable by them towards the said Flat under Agreement and they are not guilty of breach of non compliance with any of the terms and conditions of the said agreement for sale dated 30/03/2010 and have been absolute owners of the vacant and peaceful possession of he said Flat.

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3. The TRANSFERORS are in possession of the said Flat as members of the said Society and hold Share Certificate No. 28 Comprising Shares from 136 to 140 and have all the rights, title and interest to deal with the said Flat in whatever way they like.

*[Signature]*

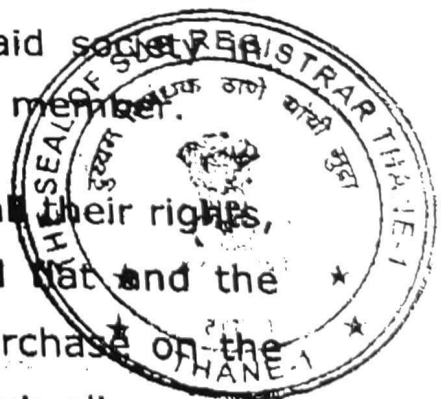
*[Signature]*

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4. And whereas since then the TRANSFERORS as such are the member of the **NAV SAFALYA CO-OP. HSG. SOC. LTD.**, holding the shares and is seized and possessed of the said flat.
5. And whereas the TRANSFEROR have been duly paying all the outgoings in respect of the said flat and have not committed any act in violation of any bye-laws of the said Society and there is no impediment of whatever nature to effect into this transaction.
6. The TRANSFERORS have now agreed to sell the said Flat to the TRANSFEREES as such they are no more interested in retaining the membership of the society and the TRANSFEREES have agreed to purchase the same from the TRANSFERORS on ownership basis.
7. The parties hereto have agreed upon the terms and conditions in respect of the said sale of the flat.
8. The parties hereto being now desirous of recording the said terms and conditions in writing.
9. The **NAV SAFALYA CO-OP. HSG. SOC. LTD.**, has given its consent for this transaction and agrees to admit the TRANSFEREES instead of TRANSFERORS herein as incoming members of the said society in place of the TRANSFEROR as the outgoing member.
10. The TRANSFERORS now intends to sell all their rights, titles, interest and benefits in the said flat and the TRANSFEREES agree to acquire and purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as set out herein below.

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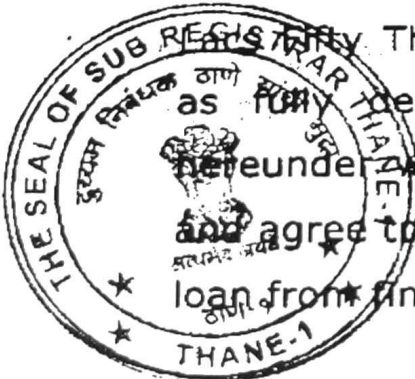
Am Dandekar

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

1. The TRANSFERORS are the sole and absolute owners of the said Flat No. A/304 admeasuring 39.03 sq. mtrs. i. e. 420 sq. ft. built-up area on 3<sup>rd</sup> Floor in NAV SAFALYA CO-OP. HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / 9TC) / 384 / 85 - 86 dated 23/07/1985, lying, being and situated at Luis Wadi, Eastern Express Highway, Panchpakhadi, Thane (W) - 400 604, bearing Final Plot No.81, T. P. S. No.1 of Revenue Village - Panchpakhadi, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation, and have got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering

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2. The TRANSFEREES have agreed to purchase the said flat fro the TRANSFERORS & paid to the TRANSFERORS a sum of Rs.2,50,000/- ( Rupees Two Hundred Fifty Thousand Only ) in the manner and mode as fully described in the memo of consideration hereunder written towards par consideration amount and agree to pay balance consideration after obtaining loan from financial institution.



3. The TRANSFERORS have not agreed to sell, transfer, alienate or encumber the said Flat and or any part thereof and have not entered into any agreement

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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.

4. The TRANSFERORS have not received any token money, earnest money or any amount whatsoever in respect of the said Flat from any other third party.
5. There are no outstanding mortgages, liens and notices for acquisition in respect of the said Flat.
6. 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.
7. 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.
8. It is hereby declared by the TRANSFEROR that their title in respect of said flat is clear, marketable and 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 that they have not created any charge or have not contracted to sell or mortgage the said flat to any person or institution or authority and no litigation is pending in respect of the said flat, and the TRANSFERORS have 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 TRANSFERORS have full and absolute power to deal with the same.

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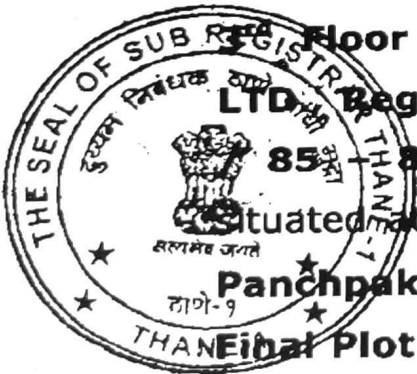
A. M. Dandekar

9. There are no attachment or prohibiting order has been passed 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.
10. The TRANSFERORS doth hereby agrees and undertakes not to sell, transfer, enter into any agreement to sell, transfer, mortgage assign, alienate or in any other way encumber their rights, title, interest in the said flat or to induct any third party in the said flat during the currency of this agreement.
11. 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 TRANSFEREES in the books / records

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of the society, the TRANSFERORS hereby agree to indemnify and keep indemnified the TRANSFEREES against all or any such claims.

12. The TRANSFERORS shall sell and the TRANSFEREES shall purchase the **Flat No. A/304 admeasuring 39.03 sq. mtrs. i. e. 420 sq. ft. built-up area on Floor in NAV SAFALYA CO-OP. HSG. SOC. LTD. Reg. No. TNA / (TNA) / HSG / 9TC) / 384 85 - 86 dated 23/07/1985, lying, being and situated at Luis Wadi, Eastern Express Highway, Panchpakhadi, Thane (W) - 400 604, bearing Final Plot No.81, T. P. S. No.1 of Revenue Village - Panchpakhadi, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation, well described in the schedule written hereunder, at the lumpsum price of **Rs.47,00,000/- (Rupees Forty Seven Lacs Only).****



*[Signature]*

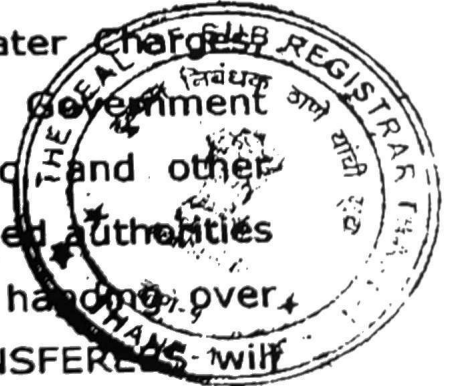
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13. The TRANSFEREES agreed to pay the said **Rs.47,00,000/- (Rupees Forty Seven Lacs Only)** as under :-
- Rs.1,00,000/- ( Rupees One Lac Only )** paid as token amount.
  - Rs.1,50,000/- ( Rupees One Lac Fifty Thousand Only )** paid as part amount.
  - Rs.2,00,000/- ( Rupees Two Thousand Only )** shall be paid within 5 days from the date of registration of this agreement.
  - Rs.42,50,000/- ( Rupees Forty Two Lacs Fifty Thousand Only )** shall be paid after sanction of loan from financial institution **within 30 days from the date of registration of this agreement.**
14. The TRANSFERORS hereby state and declare that the said Flat is free from all encumbrances and liabilities and if any, the same will be cleared by the TRANSFERORS at their own cost. The TRANSFERORS have to pay Maintenance Charges, Water Charges, Electricity Charges, Municipal Taxes / Government Dues, Taxes / Local Govt. Taxes, etc. and other charges payable by them to the concerned authorities as the same may be till the date of handing over possession of the said Flat. The TRANSFERORS 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 TRANSFERORS shall not be responsible to meet the same from the date of such possession.

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**SCHEDULE OF THE PROPERTY**

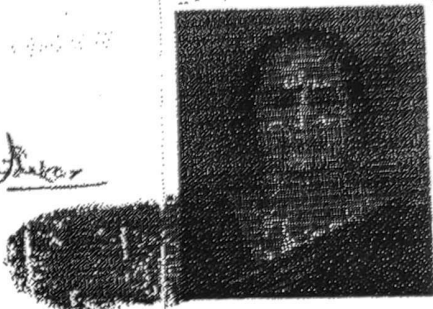
All that piece and parcel of Flat No. A/304 admeasuring 39.03 sq. mtrs. i. e. 420 sq. ft. built-up area on 3<sup>rd</sup> Floor in NAV SAFALYA CO-OP. HSG. SOC. LTD., Reg. No. TNA / (TNA) / HSG / 9TC) / 384 / 85 - 86 dated 23/07/1985, lying, being and situated at Lewis Wadi, Eastern Express Highway, Panchpakhadi, Thane (W) - 400 604, bearing Final Plot No.81, T. P. S. No.1 of Revenue Village - Panchpakhadi, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation.

**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 "TRANSFERORS"

1) **MRS. SMITA MADHAV DANDEKAR**

*Smita Dandekar*



2) **MR. AJINKYA MADHAV DANDEKAR**

In the presence of .....

1. *M. Smita*

*Ajinkya Dandekar*



2. *DA*

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१५ / २५

SIGNED, SEALED & DELIVERED by  
Within named "TRANSFEREES"

1) **MR. RAJENDRA DATTARAM KADU**

*Rajendra Kadu*



2) **MR. DATTARAM BALU KADU**

In the presence of .....

1. *M. Smita*

*Rajendra Kadu*

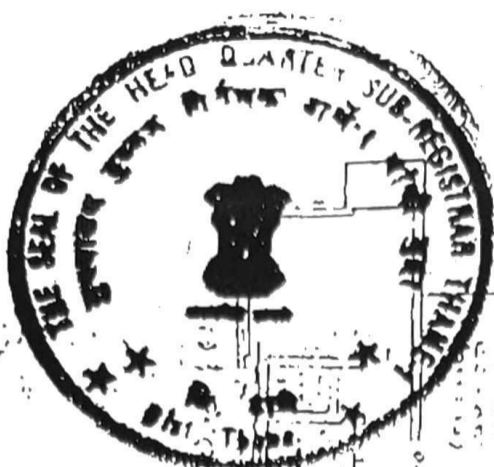


2. *DA*

*Dattaram Kadu*

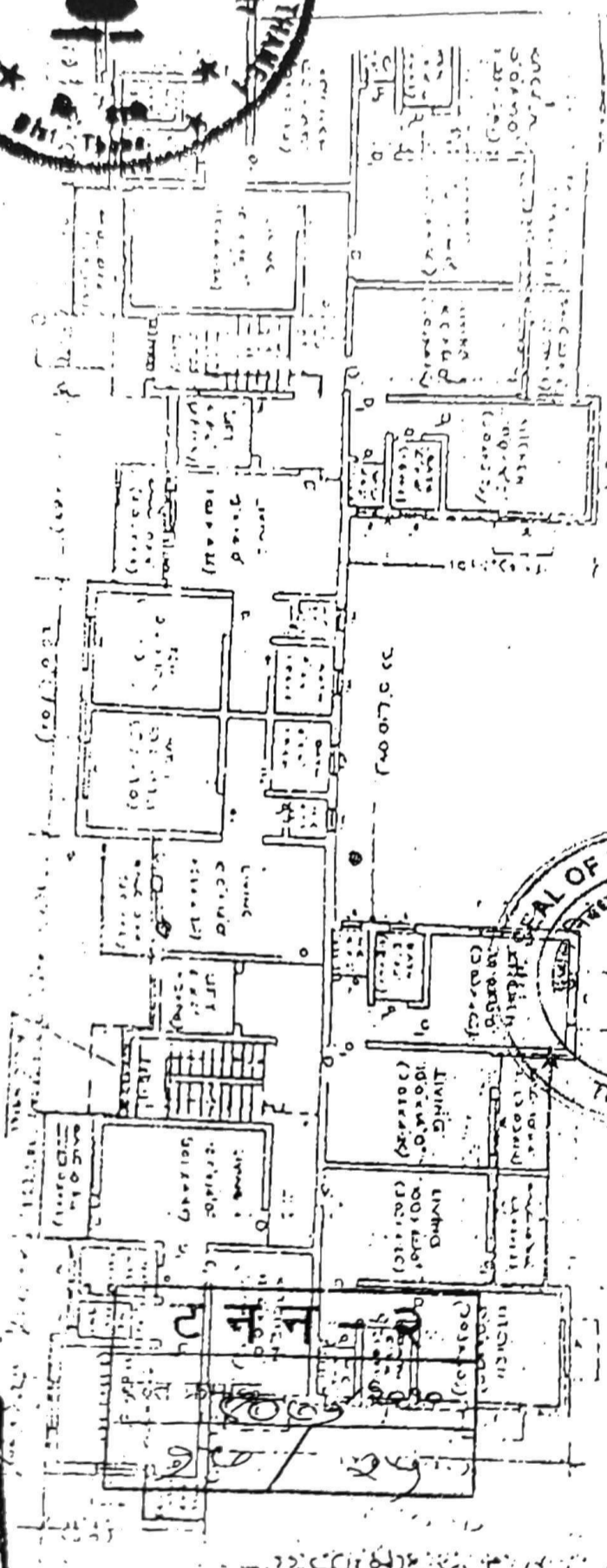


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ED BUILDING 2 ON THE FINAL PLT

Typical floor plan  
 (VERIFIED FROM DRAWING PLOAN AS PER DRAWING)



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*[Handwritten Signature]*

P. A. W  
 Superintendent of Police  
 Thane Rural



# MUNICIPAL CORPORATION OF THE CITY OF THANE 1.30

Occupation Certificate No. V.P. 1287 Date 17/9/87 is hereby granted Partly/Fully, for the building mentioned below under the Provisions of Section 263 of the Bombay Provincial Municipal Corporation Act, 1949.

- REFERENCE NO. — 1) Building Permit and Commencement granted under No. V.P. 1287 Dated 17/8/82
- 2) Plan Certificate for the Construction granted under No. V.P. 1287 Dated 9/2/87 & 9/3/87
- 3) O.C. required above existing..... floor vide V.P. No. — Dated — 19—
- 4) O.C. Previously granted for..... floor Vide V.P. No. — Dated — 19—



Architect's Name & Address:  
**SHARAD GHOSALKAR & ASSO.**  
 DATTAKUTI, 1ST FLOOR,  
 DATTIL WADI, GOKHALE ROAD  
 THANE.

DISCRPTION  
**BUILDING 'A' (WING 'A')**  
 - GROUND, FIRST, SECOND, THIRD & FOURTH -  
 - FLOOR ONLY.  
 EACH FLOOR.

BUILDING B  
 - GROUND, FIRST, SECOND, THIRD & FOURTH -  
 FLOOR ONLY.  
 EACH FLOOR.

- 1) HALL — 2 NOS X 10' 0" X 14' 0"
- 2) BED — 2 NOS X 10' 0" X 14' 0"
- 1 NO X 11' 0" X 11' 0"
- 1 NO X 14' 6" X 10' 0"
- 3) KITCHEN — 1 NO X 11' 0" X 9' 6"
- 1 NO X 11' 6" X 8' 6"
- 4) BATH — 2 NOS X 6' 0" X 4' 0"
- 5) W.C. — 2 NOS X 4' 0" X 3' 0"
- 6) TOILET — 1 NO X 6' 0" X 4' 0"
- 1 NO X 6' 0" X 3' 0"
- 7) PATIAS ONLY GR. FLOOR — 4 NOS X 10' 0" X 4' 0"
- 8) BALCONY, 1ST TO 4TH FLOOR — 4 NOS X 10' 0" X 4' 0"

- 1) LIVING — 2 NOS X 10' 0" X 11' 0"
- 2) BED — 2 NOS X 11' 0" X 11' 0"
- 3) KITCHEN — 2 NOS X 12' 6" X 8' 0"
- 4 NOS X 10' 0" X 10' 0"
- 4) BATH — 2 NOS X 10' 6" X 10' 0"
- 5) W.C. — 2 NOS X 4' 0" X 3' 0"
- 6) PATIAS ONLY GR. FLOOR — 4 NOS X 10' 0" X 4' 0"
- 2 NOS X 5' 0" X 4' 0"
- 7) BALCONIES 1ST TO 4TH FLOOR — 8 NOS X 10' 0" X 4' 0"
- 2 NOS X 5' 0" X 4' 0"

Owner's Name & Address:  
**SMT. CATHERINE LEWIS**  
 PANCHPAKHADI,  
 THANE.

Plot No. 96  
 Sub-Plot No. 274  
 T.P.S. THANE NO. 1.

96  
 274  
 80693090

93-95  
 9600/2003

Representative of Petitioner  
 P.A. to

1) Permission is hereby granted to occupy the Building Partly/Fully as mentioned above.

2) Property tax will be levied from the date of actual occupation of the building on which of occupation certificate is granted whichever is earlier.

3) Total floor area of each floor:

GRF	FF	SF	TF
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Municipal Corporation of the City of Thane



<b>SSL</b>	<b>Code No.</b>	<b>MUM99999</b>
	<b>File Ref No.</b>	0000188
	<b>M-Power ID</b>	
<b>HLRM</b>	Shaandar YADAV	082254-
<b>HLSM</b>	Sudassan. sir	8108026444
<b>HLCM</b>	Ketan Mehtasir	

<b>RLMS Number</b>	5012411608691
<b>CRM ID</b>	32863602
<b>Branch Name</b>	Mahul Kouswadi Thane
<b>Branch Code</b>	18360
<b>Source Type</b>	Canetor

<b>Applicant Name</b>	89447939701 KADU RAJENDRA DATTARAM. - SA
<b>Co-Applicant Name</b>	91922216541 KAD HARSHA RAJENDRA
<b>Date of Birth</b>	11/08/1998
<b>Pan Card Number</b>	A04PK5249J.
<b>Bank Account Number</b>	36314190997
<b>E-mail ID</b>	KADU RAJ2004@gmail.com -
<b>Mobile No.</b>	9820932331
<b>Loan Amount &amp; Interest Rate</b>	27 Lac
<b>Tenure / Moratorium</b>	30
<b>Connector Name &amp; Code</b>	
<b>Proposal Type</b>	Takeover
<b>Property Final : Yes / No</b>	Yes
<b>RACPC / RBO</b>	810M

REPORT	VENDOR	INITIATED	RECIEVED
RO REPORT			
LEGAL REPORT			
VALUATION	+ strachal Vasthekkal	16/11/24	
SITE REPORT			



Existing Customer:

No

CIF No/ Account No.

[Empty grid for CIF/Account No.]

First Name

Middle Name

HARSHA RAJENDRA RADU

Date of Birth:

02011984

PAN:

[Empty grid for PAN]

9833321332

Harsha.amkarc@gmail.com

Name of Spouse:

RAJENDRA RADU

Name of Father:

[Empty grid for Name of Father]

Male

Female

Third Gender

Marital Status:

Single

Married

Divorced

Widowed

Other KYC (Minimum one to be filled)

Aadhaar / UID No.

[Empty grid for Aadhaar/UID No.]

Passport No.

[Empty grid for Passport No.]

Driving License No.:

[Empty grid for Driving License No.]

Vehicle License No.

[Empty grid for Vehicle License No.]

REGA Job card No.

[Empty grid for REGA Job card No.]

Issued by National Population Register Containing Name and Address:

[Empty grid for NPSR Name and Address]

Residential Status:



Resident Indian (RI)

Person Of Indian Origin (PIO)

Non-Resident Indian

Foreign Citizen

Duplicate

# Share Certificate

Share Certificate No. 02 Member's Register No. 28 No. of Shares 05

NAV SAFALYA (Co-op) Co-operative Housing Society Ltd.  
THANE (W)

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. TNA(TNA)/HSG(TE)/384/85-86 Date \_\_\_\_\_

This is to certify that Shri/Smt./Ms. Mokam Sitararam Prabhu  
\_\_\_\_\_ is the Registered Holder of 5 fully paid up share

of Rs. FIFTY each numbered from 136 to 140 both inclusive, in  
NAV SAFALYA Co-operative Housing Society Ltd., THANE (W)

subject to the Bye-laws of the Said Society.

Given under the Common Seal of the Said Society on Thane

this 6<sup>th</sup> day of August 20 1985



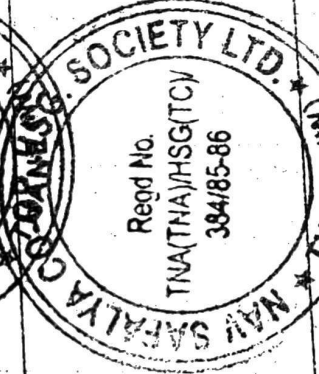


Authorised  
M.C. Member

Secretary

Chairman

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES.

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
	111		Mr. Anil Chandrakant Salvi Chairman Authorised M. C. Member	28 Secretary
08/08/2010	111		Mrs. Smita N. Dandekar & Mr. Ajinkya N. Dandekar Chairman Authorised M. C. Member	Secretary
08/04/2018	111		Mrs. Rajendra Dattaram Kadu & Mr. Dattaram Balu Kadu. Chairman Authorised M. C. Member	<del>Secretary</del> Secretary
			Authorised M. C. Member Chairman	Secretary
				Secretary