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| दस्त. क्र. | ४०९९ | २०१७ |
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this 4th day of September 2017.

B E T W E E N

MR. SASIDHARAN A. aged 55 years, Occupation Service, PAN No. AGWPA7875K, residing at Flat No. 401, Fourth Floor, Building No. 7, Sarvoday Ashish Co-operative Housing Society Ltd., Cholegaon, Thakurli (East), Taluka Kalyan, Dist. Thane, hereinafter referred 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

MR. VILAS SITARAM KADAM aged 48 years, Occupation Service, PAN No. AVKPK8342G & MRS. VINAYA VILAS KADAM aged 49 years, Occupation Housewife, PAN No. BGLPK0247D, both residing at 12/37, BIT Chawl, Keshavrao Kadam Marg, Mumbai Central H.O., Mumbai - 400008, hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the SECOND PART.

WHEREAS "SHRI SAIMANGAL" Co-operative Housing Society Ltd. which is a corporate body, being a co-operative Housing Society, duly formed, registered and incorporated under provisions of Maharashtra Co-operative Society's Act, 1960 bearing Registration No. TNA/KLN/HSG/(TC)/5077 /92-93 dt. 13/10/1992.

AND WHEREAS Mrs. Kunda Sharad Nachane has will No. B/6

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| ४०६६ | २०१७ |
| ४ First Floor, | २६ |

measuring 461 Sq.ft. carpet i.e. 553.2 sq.ft. built-up area (51.41 sq.mtrs.), in the building known as "SHRI SAIMANGAL" Co-operative Housing Society Ltd., situated at Opp. Nimish Building, Balaji Nagar Road, Thakurli (East), Dombivli Post, Taluka Kalyan, Dist. Thane, (hereinafter referred to as the said flat).

AND WHEREAS the Transferor is the bonafide member and shareholder of Said Society, holding 5 shares of Rs.250/- bearing Nos. from 56 to 60 and Share Certificate No. 12 issued by the said Society in favour of the Transferor.

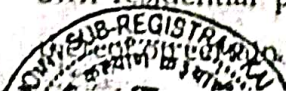
AND WHEREAS the Transferor is no more in need of the said flat and therefore he has decided to dispose off the same in favour of a prospective Transferees.

AND WHEREAS the Transferees were seeking a suitable flat for their own residential purpose in the said area, who got an information that the Transferor is in readiness to transfer the said flat absolutely on ownership basis.

AND WHEREAS the Transferees approached the Transferor with a view to inspect the said flat and to examine the documents of the title and if the same found to be feasible then move to the proposal for the transfer thereof in their favour.

AND WHEREAS the Transferees have inspected the said flat and examined the documents of title and found the said flat to be suitable for their own residential purpose and therefore moved the proposal for the purchase thereof on certain terms and conditions and upon certain consideration.

AND WHEREAS the Transferor and the Transferees held various meetings, discussions, bargains and negotiations and as a result thereof, they have concluded the agreement for transfer of the said flat to be suitable for their own residential purpose and therefore moved the proposal for the purchase thereof on certain terms and conditions and upon certain consideration.



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AND WHEREAS the Transferor and the Transferees have decided to reduce into writing the said terms and conditions and consideration.

NOW THIS ARTICLES OF AGREEMENT WITNESSES AND IT MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Transferor hereby agrees to assign, dispose off, convey and transfer the Flat No. 6, "B" Wing, on First Floor, admeasuring 461 Sq.ft. carpet i.e. 553.2 sq.ft. built-up area (51.41 sq.mtrs.), in the building known as "SHRI SAI MANGAL" Co-operative Housing Society Ltd., situated at Opp. Nimish Building, Balaji Nagar Road, Thakurli (East), Dombivli Post, Taluka Kalyan, Dist. Thane, on absolute ownership basis, in favour of the Transferees and the Transferees hereby agree to purchase and acquire the said flat from the Transferor.

2. The Transferees have agree to pay the sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs only) to the Transferor in the following manners :-

| | |
|-----------------------------------|---|
| Rs. 5,00,000/- | Paid before execution of this Agreement. |
| Rs. 20,00,000/- | Payable on sanction of loan i.e. within 90 days from execution of this Agreement. |
| ----- Rs. 25,00,000/- ===== | Total |

3. The Transferor further declares that he has obtained the necessary permission from the said society for sale and transfer of the said flat/shares into the Transferees herein.

4. The Transferor hereby agrees to handover the vacant and peaceful possession of the said flat to the Transferees, after receipt of full payment as agreed hereinabove.

5. The Transferor agrees that he will sign all the applications for transfer of the said flat and for the transfer of the electricity meter and



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| signature | |

13. The Transferor agrees to co-operate and whenever required sign all papers pertaining to transfer of this flat.
14. The necessary transfer charges/donation to the society will be borne by the Transferees and the Transferor will not be held responsible for the same.
15. The Transferor agrees to pay all his dues till today including Electric Bill, Water Bill, Maintenance and Taxes Bill etc. and the Transferees will not be made liable for the same.
16. This agreement is subject to Maharashtra Ownership of Flats Act 1963.
17. The possession of the flat will be handed over to the Transferees after full and final payment.

SCHEDULE OF PROPERTY

A Flat No. 6, "B" Wing, on First Floor, admeasuring 461 Sq.ft. carpet i.e. 553.2 sq.ft. built-up area (51.41 sq.mtrs.), in the building known as "SHRI SAI MANGAL" Co-operative Housing Society Ltd., situated at Opp. Nimish Building, Balaji Nagar Road, Thakurli (East), Dombivli Post, Taluka Kalyan, Dist. Thane, consisting of Ground + 4 floor without lift bearing Old Survey No. 212 & New Survey No. 9, Hissa No. 5 (Part) of Mouje Chole, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan.

Handwritten signature



कलन-३

दस्ता क्र. ४४६६ २०१७

१३ २६

बांधकाम परवानगी प्रारंभ प्रमाणपत्र

जादा क्र. २३१८५
दिनांक २३/१२/१७

बांधकाम :- श्री. श्रीमती कुंदा शरद जाधवे व्द्वारा ता. ३१/१२/१७
बांधा तारीख ५/१२/१७ रोजी बांधकाम परवानगी मिळणे
बांधत केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६

वे कलम ४५ अन्वये सि. सि. नं. _____ स. नं. २१२/५ (पार्ट)

प्लॉट नं. ५ गावे चौक मध्ये जागेचा विकास

करावधास व गुंतई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५२

अन्वये बांधकाम करण्यासाठी लेव्हा दि. ५/१२/१७ चा अर्ज

अनुसार पुढील शर्तीत साधीन राहून बांधकाम परवाना प्रारंभ प्रमाणपत्र

दंप्यात घेता आहे:

कलन - ४

दस्ता क्र २२७८ / १७

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अटी :-

१] हे प्रारंभ प्रमाणपत्र दिव्याचे आरंभेसाठी एक वर्ष पर्यंत वैध असेल.

२] नकाशात _____ रंगाने केलेल्या दुकल्या आपल्यावर
बंधनकारक राहातील.

३] मे. निव्हाधिकारी, हाणे, अधिकारून बांधकाम चालू करावयाचे अगोदर
भिन भेती परवानगी घेण्याची जबाबदारी तुमचेवर राहिल. व भिन
भेतीच्या परवानगीची एक सत्य प्रत कोणतूत सुरु करावयाचे अगोदर १५
दिवस महानगरपालिकेकडे पाठविणे आवश्यक राहिल.

४] बांधकाम मंजूर चालू करण्यापूर्वी ७ दिवस अगोदर महापालिका
कार्यालयास लेखी कळवतात याचे.

५] ही परवानगी आपल्या जागेच्या कवजातील जमीनी व्यक्तिरिक्त
जमिनीवर बांधकाम अ. ११ विकास करण्यास हक्क देत नाही.

६] बांधकाम मंजूर केलेल्या बांधकामे आणि मानून दिलेल्या अटीप्रमाणेच
करावे.

७] जोट्यापर्यंत काय आरंभ करत वारतू शिल्पकाराचे काम मंजूर नकाशा
प्रमाणे केलेल्या आचलणे व महानगरपालिकेत सादर करण्यात यावे.

८] प्लॉटचे अगोदर उभारली गेलेली भोळक्या
कोणत्याही प्रकारचे बांधकाम करू नये.



| Builder Tie-Up | | HOME LOAN CENTRE MUMBAI SOUTH (CHINCHPOKALI) (17889) | | |
|--|---------------------|--|-----------------------|--|
| SSL / HLST / HLC / BST | | New / Resale | | |
| Branch Name | Woodhouse | Takeover | | |
| Branch Code | 0572 | Top-Up / LAP / Edu. Loan | | |
| Branch/HLST/HLC | Name | PF No. / HLC Code | Mobile No. & Email Id | |
| BST | Woodhouse D | | | |
| AMT | 1 / 2 / 3 | Processing Officer | | |
| Applicant(s) | 1 | 2 | 3 | |
| Name | Vilas Sifaram Kadam | Vinaya Vilas Kadam | (Staff) | |
| Mobile No. | 9819737449 | | | |
| Email Id | | | | |
| CIF No. | 80615078804 | 85585220256 | | |
| Loan Type | TOP-UP | Home Loan / HL Top Up / LAP | | |
| Term Loan | | Rinraksha/Shield | Rs. | |
| Maxgain | | Property Insurance | Rs. | |
| Builder Tie-Up | Yes / No | If Yes, OPAS ID | | |
| CRM No./RAAS No. | | RLMS No. / LOS No. | | |
| | | | | |
| Loan Amount | Rs. 1500000 / | First Disbursement Amount | Rs. | |
| Loan Tenure | _____ Months | Moratorium | _____ Months | |
| Pre Sanction Survey (PSS) Reports | | | | |
| | Name | Sent on: | Received on | |
| TVSR-1 | SSP Legal | Chq. | ✓ (Staff) 02 | |
| TVSR-2 | | | | |
| Valuation-1 | Vastunala | | Old | |
| Valuation-2 | | | 12488 | |
| RO+ITR | Staff (NA) | | | |
| Property Inspection | | | | |
| File Movement | | | | |
| | COD | Data Entry | Processing Officer | |
| Date | | | | |
| | Sanction | Documentation | Disbursement | |
| Date | | | | |
| Loan A/C No. | | Collateral No. | | |
| Top Up A/c No. | | Cersai No. | | |
| RinRaksha A/c No. | | EM Creation Date | | |
| | | | | |