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**AGREEMENT FOR SALE**

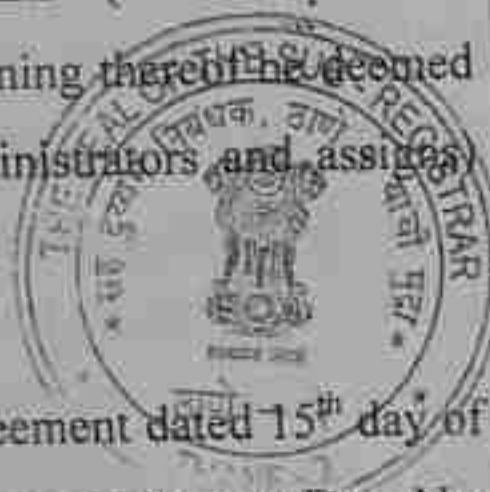
ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 29<sup>th</sup> day of November, 2024

**BETWEEN**

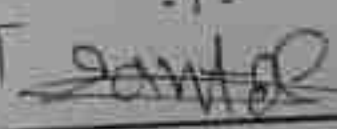
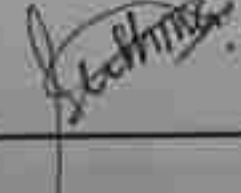
1) MRS. NIRMALA SANTOSH GUPTA, age 35 years, PAN : BPEPG3749E, and 2) MR. SANTOSH JOGINDAR GUPTA, age 41 years, PAN : AKMPG0862C, both Indian Inhabitant, having address at Flat No. A-801, 8<sup>th</sup> Floor, Devkibai Sadan Co-Operative Housing Society Ltd., Balkum, Thane (West) - 400608, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

**AND**

MISS. SUSHMA RAMNAYAN SAHANI, age 34 years, PAN : BYEPS8264B, Indian Inhabitant, having address at Mahatma Phule Nagar, Behind Apna Bar, Pokharan Road No. 1, Varatk Nagar, Thane - 4000606, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof and deemed to mean and include her heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**



**WHEREAS** by virtue of a Registered Agreement dated 15<sup>th</sup> day of February, 2022 (Registered with the Sub-Registrar of Thane at Doc. No. TNN5-2308/2022 dated 15/02/2022) executed between M/s. Jai Mata Di Enterprises, therein referred to as the "Builder" of the One Part and Mrs. Nirmala Santosh Gupta and Mr. Santosh Jogindar Gupta therein referred to as the "Purchasers" of the Other Part purchased and acquired all rights, title and interest in Flat No. A-801, admeasuring 400 Sq. Ft. (Built-up /

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निर्मला गुप्ता  



29/11/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. व.प. 2

इसल क्रमांक : 31503/2024

मोहणी :

Regn 53m

याबाबे नाव : बाळकुम

(1) किल्ल्याचा पत्र	करारनामा
(2) मालकी	2750000
(3) बाजारभावा/भावाप्रमाणे बाजारभावाप्रमाणे नोंदणी करणेची तरतूद के समई करावे	3901931 6609
(4) भू-मापन, प्लॉटिंग्ग व परतंत्र्यांक (अवधान)	1) याचिबाबे नाव : डाणे अ. व. पा. इतर वर्गीत : सर्वमिका नं. ए-801, माळा नं. आठवा मजला, इमारतीचे नाव देवकीबाई मदन को-ऑप. डी. सो. लि. , ब्लॉक नं. , रोड नं. बाळकुम, ठाणे प. इतर माहिती : सर्वमिकेचे क्षेत्रफळ 400 चौ फूट चौथीच / कागद मूद्रांक अधिनियम 1958 चे 32 अन्वये प्रस्तुत मान्यता दि. 04/03/2021 रोजी करणाला आलेल्या मुद्रांकनुसार पत्र 1 मधील अनुच्छेद 5 म. अ. वॉम उपाय वाचवत केलेला उपखंड अ. 2 अन्वये मिळकतीच्या मोबदलाने गुल्यांकन ₹ 39,02,000/- न्यावर अनु. 25-व अन्वये आकारणी योग्य असलेले ₹ 2,34,200/- इतके मुद्रांक शुल्कासह दि. 15/02/2022 रोजी विक्रय अ. व विक्रीदार यांमध्ये झालेल्या करारनाम नोंदणी व इतर 5-2308/2022 दि. 15/02/2022 ₹ 1,66,400/- इतके मुद्रांक शुल्कासह मधील ₹ 1000 इतके मुद्रांक शुल्क मुद्रांक करारनाम तिलक देवनांतर 1,67,400/- इतके मुद्रांक शुल्क समाविष्ट करून (₹ 2,34,200 - 1,67,400 = 66,800) उर्वरित रकम ₹ 66,800/- इतके मुद्रांक शुल्क भरण्यात आले आहे (Selected Exemption - 3 Mudrank 2021/UOR12/CRE107/M1(Policy) For Women--Mudrank 2021/UOR12/CR107/M1(Policy) For Women - Corporations Area Criteria अन्वये मुद्रांक शुल्क मध्ये 1% माफक देण्यात आलेली आहे.) ( Survey Number : Survey No. 168 Hissa No. 1 )
(5) उर्वरक	1) 400 चौ फूट
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा	
(7) उस्तादक करत देणा-वा/मिटून देण्या-वा उस्तादक नाव किंवा दिवाणी न्यायालयाचा दुकुमनामा किंवा आदेश असावा, प्रतिवादिने नाव व पत्ता	1) नाव : निर्मला मदीप गुला बय. 35, पत्ता : प्लॉट नं. फ्लॉट नं. ए-801, माळा नं. आठवा मजला, इमारतीचे नाव : देवकीबाई मदन को-ऑप. डी. सो. लि. , ब्लॉक नं. , रोड नं. बाळकुम, ठाणे प. महाराष्ट्र, ठाणे, पिन कोड : 400608 पिन नं. : BPEPG3749E 2) नाव : मदीप जोमिंदर गुला बय. 41, पत्ता : प्लॉट नं. फ्लॉट नं. ए-801, माळा नं. आठवा मजला, इमारतीचे नाव : देवकीबाई मदन को-ऑप. डी. सो. लि. , ब्लॉक नं. , रोड नं. बाळकुम, ठाणे प. महाराष्ट्र, ठाणे, पिन कोड : 400608 पिन नं. : AKMPG0862C
(8) उस्तादक करत देणा-वा पत्रकाराचे व किंवा दिवाणी न्यायालयाचा दुकुमनामा किंवा आदेश असावा, प्रतिवादिने नाव व पत्ता	1) नाव : सुषमा रामनयन महाली बय. 34, पत्ता : प्लॉट नं. , माळा नं. , इमारतीचे नाव : , ब्लॉक नं. महाराष्ट्र मुले नगर, अपना वारचा मार्ग, रोड नं. पोखरण रोड नं. 1, वर्तकनगर, ठाणे, महाराष्ट्र, ठाणे, पिन कोड : 400606 पिन नं. : BYEPS8264B
(9) उस्तादक करत दिव्याचा दिनांक	29/11/2024
(10) इतर नोंदणी केल्याचा दिनांक	29/11/2024
(11) अनुक्रमांक, खट व पत्र	31503/2024
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	68900
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) इतर	

*(Signature)*  
सह दुय्यम निबंधक वग - २  
ठाणे क्र. २

दुय्यम निबंधक वग - २

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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15. The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREE.

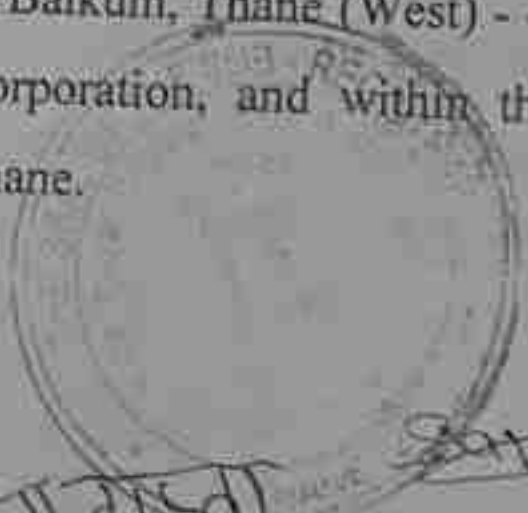
16. The TRANSFERORS and TRANSFEREE shall indemnify and keep indemnified the said society for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.

17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.

18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

**:: SCHEDULE ABOVE REFERRED TO ::**

ALL THAT PREMISES bearing Flat No. A-801, admeasuring 400 Sq. Ft. (Built-up / Carpet) area on 8<sup>th</sup> Floor, in the "Devkibai Sadan Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 168 Hissa No. 1, Village - Balkum, lying, being and situated at Balkum, Thane (West) - 400608, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane.



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IN WITNESS V  
subscribed their re

SIGNED SEALE  
by the withinnam

निर्मल

1) MRS. NIRMAL

2) MR. SANTO

in presence of .

1) Suraj R

2) Brijesh

SIGNED SEAL

by the withinna

MISS. SUSHIL

in the presenc

1)

2)



THANE MUNICIPAL CORPORATION,  
 (Regulation No. 3 & 24)  
 SANCTION OF DEVELOPMENT  
 PERMISSION / COMMENCEMENT CERTIFICATE  
 GROUND + 8 FLOORS  
 (Building : A Wing & B Wing)

Certificate No. २३०८ / २०२२  
२३/०२



V. P. NO. 2017/812 TMC/TDD/ 905 Date 14/8/2022

To,  
 Shri/Smt M/s. Rachana Arch (Architect)

Shri Jagannath Balaji (Owners)  
M/s Jay Mata Di Enterprises P.O.A. holder

With reference to your application No. 961 dated 15/10/2016 for development permission / grant of Commencement Certificate under section 45 & 69 of the Maharashtra regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Balkum Sector No. 5 Situated at Road / Street \_\_\_\_\_ S. No. / C.T.S. No. / F.P. No. New Survey No. 168 Hissa No. 1

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No New building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) To submit Certificate of structural engineer regarding design of structure have been done with reference to IS 1893, 4326 for Seismic forces. Necessary stability certificate to that effect should be submitted before applying plinth certificate, occupation certificate.
- 6) Non-agricultural permission should be submitted before Commencement Certificate.
- 7) Necessary storm water drainage layout and rain water harvesting system be got approved from Water supply & drainage Department before issuance of this permission and rain water harvesting system should be commissioned before applying occupation certificate.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN  
 CONTRAVENTION OF THE APPROVED PLANS  
 AMOUNTS TO COGNASIBLE OFFFENCE PUNISHABLE  
 UNDER THE MAHARASHTRA REGIONAL AND TOWN  
 PLANNING ACT, 1966.

Yours faithfully

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_



