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# AGREEMENT FOR SALE

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

## BETWEEN

BPEPG3749E, and 2) MR. SANTOSH JOGINDAR GUPTA, age 41 years, PAN: AKMPG0862C, both Indian Inhabitant, having address at Flat No. A-801, 8th 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, Thane4000606, hereinafter called "THE TRANSFEREE" (which expression
shall unless it be repugnant to the context or meaning thereby deemed
to mean and include her heirs, executors, administrators and assistant
THE PARTY OF THE SECOND PART.

WHEREAS by virtue of a Registered Agreement dated 15th 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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(४) अध्यसम् प्राथितिसम् व परश्रमातः (अग्रन्थानः) 1) वालिक्षण बाव दाण स व पा इतर वर्णन सर्वानिका न ए-801. साठा में आठवा म जला, इसारवीच नाव दविकाय सहत्व की और हो सो थि. जनकि न . रोड न बाळक्म, इसो स. इतर माहिती सर्वानिक सेपफर 400 वर्ष पर पार्थिक / कारपेट मुंबई मुद्दाक अधिनियम 1958 में 32 अरुक्ये परतृत संस्थान दि 04/03/2021 रोजी करण्यान आलेच्या मुखारवीच्यार परि 1 संग्रीस अनुकांद 5 ग अ प्राप्त स्थापा प्राप्त केलेसा उपचंद के 2 अरुक्य मिळक्तीक्ष्या मोजक्ष्याचे मुखाकन ह 39,02 000/- त्यावर अनु 25-व अरुक्ये आकारणी योग्य असलेन ह 2,34,200/- इतके मुदाक अनुकांसकी वि 15/02/2022 रोजी विकासक क विकीशार यामध्ये आवारणी महाराम नोइकी क इतने 2308/2022 दि 15/02/2022 र 1,68,400/- इतके मुदाक अनुकांसकीय ह 1000 इतके मुदाक अनुकांसकीय ह 1000 इतके मुदाक अनुकांसकीय ह 1000 इतके मुदाक अनुकां अपना मार्थिक कर्मन(# 2,34,200 - 1,67,400 =66,800) इवरीत रक्षम = 66,800/- इतके मुदाक अनुका अरुवांस आले आहे (Selected Exemption: - 3 Mudrank 2021/UOR12/CRE 107/M1(Policy) For Women - Mudrank 2021/UOR12/CR107/M1(Policy) For Women - Corporations Area Criteria अन्तर मुदाक अनुका मध्ये 1% सक्तर देशवात आलेकी आहे.)(( Survey Number: Survey No. 168 Hissa No. 1 . 1))

(5) STATE

1) 400 ची प्रह

क्षां अस्ति हो विश्वा असी देशपात असेल तेरहा.

(१) इस्तानक वस्त देशा-या/सिट्टन डेक्सा-या प्रकारक नाम विचा दिवाणी न्याकालयाचा इक्स्तामा क्रिका आदेश असल्यास प्रतिकादिके बाव व प्रता 1): नाव निर्मेशा मतोष गुप्ता वयः 35: पत्ताः प्लॉट नं प्लॅट नं ए-801, माळा नं आदवा मजना, इमारतीचे नाव देवकीवाई सदन को-ऑप.डी.सो.लि., ज्लॉक नं ,, रोड सं बाळकुम, ठाणे प., सहाराष्ट्र, ठाणे, पिन कोड-400608 रोम नं BPERG3749E

2): मार्च मसोप मोगिंदर गुमा वय:-41, पना:-न्नोंट म पर्नंट न ए-801, माळा नः आठवा मजना, इमारनी न नाव देवणीवाई मदन को-ऑप हो मो नि , क्लॉक न ... रोड न बाळपुम, ठाणे प , महाराष्ट्र, ठाणे. पिन कोट -400508 पन न -AKIMPG0852C

(8)इंग्लीवर करने पेणा या पक्षकाराने व विकादिवाणी स्वायान्त्यांचा हकुमनामा किंवा अदेव अमन्याम प्रतिकादिने नाच च पत्ना  तस्य सुपमा रामनयन महानी अय -34; पत्ता प्लॉट नं , माळा नं , टमारतीचे नाय , ज्लॉक नं महातमा पुल्टे नगर, अपना बारच्या मार्ग, रोड नं पोखरण रोड नं 1, वर्तकनगर, ठाणे , महाराष्ट्र, ठाणे पिन कोड -400606 पेन नः BYEPS8264B

(५) दरनायात करन दिल्याचा दिनायाः

29/11/2024

. 10/दम्स नादणी चान्यरका दिसापः

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।12)बाजस्मावाप्रमाणं सुद्वाचः शुल्कः ।13)प्राज्ञस्माचाप्रमाणं नोदणी अस्तः 66900

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र वारमामाठी विभागत धेतलेला ताथील:-

नदार कृत्य आकारकामा मिसदमेला अनुच्छेद . (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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.

- The TRANSFERORS and TRANSFEREE shall indemnify and 16. 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.
- The charges of stamp duty, registration fees, and the charges of this 17. agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.
- This Agreement shall always be subject to the provisions of the 18. 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 8th 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.

IN WITNESS V subscribed their re

SIGNED SEALE by the withinnam

1) MRS. NIRM

-FIH

2) MR. SANTO in presence of .

1) Shrajil 2) Brijesh

SIGNED SEAL by the withinna

MISS. SUSH in the presenc



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### THANE MUNICIPAL CORPORATION, THANK (Regulation No. 37)

Occupancy Certificate bus 2. R | 0 R | 2020 . . Building: A 1170g B 1Ving 17rmpnd | B | Low 87 Ala A117/912 TMC/TDD \_\_\_ RM\_ ( Entert Out (Anthony) In by Mate IX Frampeters F.O.A bedder She tegit contained a guarden may graph that that he value it takes Your Letter No. 1525 Date 21/08/2017 The purifull development workservations to executes aftermion in a of building a part building no. strong g-1ving simmed at \_\_\_\_\_ Read /Sirect \_\_\_\_ Ward No. \_\_\_\_ Sector to 5 S.No. C.T.S. No. 75: P.No.: S. No. 166 H. no. 1 Village Balkum under the Licensed Survey of Engineer/Structural Engineer/Supervisor/ Amen/LinerceNo. CA/83.7692 may be occupied on the following conditions. शहरेत करकेमा जीत्यापुर्वी तमीता कुंपमार्विशीचे बोधकान करने आवरसक. शुद्रतेत इससीच्या प्रेन्ट्यपुर्णी स्ट्रीर्य शीटर द्वेन भारत देनेल विभागतकदीत सहस्थत इसस्य स्थापन करमे आवरण दस्त क्र.२५०८ Asset conflicted completion plan is returned herewith 20000N6-22 11 €7 1 4. Yours faithfully בי בעובו ההקבוש זי Office प्रसिद्धा करते. जाराहरू, अधिकाले साराह क Die: ". क्यारी प्राचीत MENERY Exercise Elegeneer, Jown Development Officer, Municipal Corporation of the city of Thane. Copy to



1) Collector of Thans

1) Dy. Mun. Commissioner DEE (Water Works) TMC

Assessor Tax Dept. TMC



V.P.NO.

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Date

THANE MUNICIPAL CORPORATION, THANK (Regulation No. 3 & 24) SANCTION OF DEVELOPMEN PERMISSION / COMMENCEMENT CERTIFICAT GROUND - 8 FLOORS (Building : A Wing & B Wing) V. P. NO. 2017/812 TMC/TDD/ 905 Date To. Shri/Smt M's Rachana Arch (Architect) Shri. Jagannath Balaji (Owners) M's Jay Mata Di Enterprises P.O.A. holder dated 15/10/2016 for development With reference to your application No. 961 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 crect building No. As above Situated at Road / in village Balkum Sector No. 5 S. No. / C.T.S. No. / F.P. No. New Survey No. 168 Hissa No. 1 Street 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 Seismie 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

