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**AGREEMENT FOR SALE**

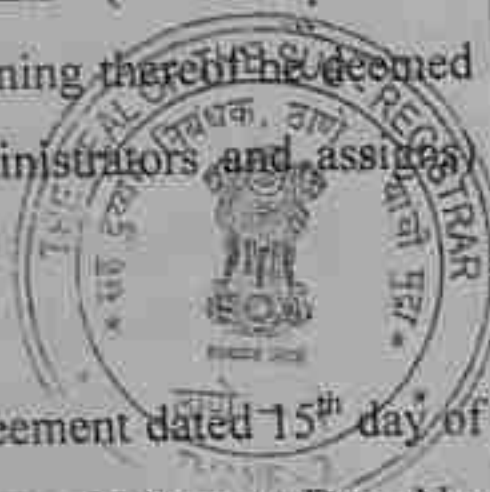
ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 29<sup>th</sup> day of November, 2024

**BETWEEN**

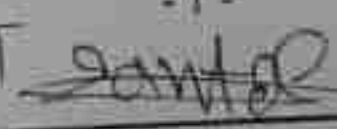
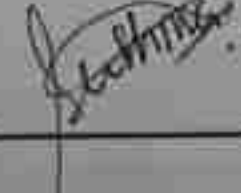
1) MRS. NIRMALA SANTOSH GUPTA, age 35 years, PAN : BPEPG3749E, and 2) MR. SANTOSH JOGINDAR GUPTA, age 41 years, PAN : AKMPG0862C, both Indian Inhabitant, having address at Flat No. A-801, 8<sup>th</sup> Floor, Devkibai Sadan Co-Operative Housing Society Ltd., Balkum, Thane (West) - 400608, hereinafter 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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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.

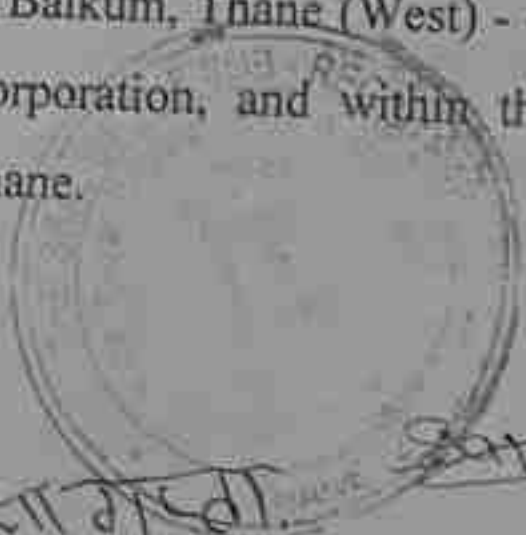
16. The TRANSFERORS and TRANSFEREE shall indemnify and keep indemnified the said society for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to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

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by the withinnam

*[Handwritten signature]*

1) MRS. NIRM

*[Handwritten signature]*

2) MR. SANTO

in presence of .

1) Suraj R

2) Brijesh

SIGNED SEAD

by the withinna

*[Handwritten signature]*

MISS. SUSHI

in the presenc

1) *[Handwritten signature]*

2) *[Handwritten signature]*







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

Certificate No. २३०८ - ५  
 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 \_\_\_\_\_

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