

76/14829  
Monday, October 25 ,2021  
12:56 PM

पावती

Original/Duplicate  
नोंदणी क्र. :39म  
Regn.:39M

पावती क्र.: 17215 दिनांक: 25/10/2021

गावाचे नाव: भाईदर  
दस्तऐवजाचा अनुक्रमांक: टनन4-14829-2021  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: पूतम मोहनलाल सुथार - -

नोंदणी फी रु. 20410.00  
दस्त हाताळणी फी रु. 600.00  
पृष्ठांची संख्या: 30

एकूण: रु. 21010.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
1:15 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

बाजार मूल्य: रु.1778379.48 /-  
मोबदला रु.2041000/-  
भरलेले मुद्रांक शुल्क : रु. 122500/-

सह. दुय्यम निबंधक वर्ग-२  
ठाणे. क्र. ४

- 1) देयकाचा प्रकार: DHC रकम: रु.600/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2510202104912 दिनांक: 25/10/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु.20410/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007678382202122M दिनांक: 19/10/2021  
बँकेचे नाव व पत्ता:

पूतम  
मुळ दस्तऐवज परत मिळवता



## AGREEMENT FOR SALE



THIS ARTICLES OF AGREEMENT FOR SALE is made and entered into at Bhayandar, on this 25TH day of October 2021 )

BETWEEN

**MR. NANALAL D. LAKHANI** An Adult, Indian Inhabitant having address at Flat No. B-310 On The Third Floor Of Building Known As Prabhu Ashish Bldg. No. 1 Co-Op. Hsg. Soc. Ltd. Situated At Moti Nagar, Bhayandar (W) Dist Thane 401101 called the "VENDOR/SELLER" and herein after for brevity sake referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, legal representatives, successors and assigns) of the FIRST PART.

AND

1) **MRS. POONAM MOHANLAL SUTHAR** 2) **MR. MOHANLAL LALJI SUTHAR** Adults, Indian Inhabitant having address at Flat No. B-001, Parshva Nagar Chs Ltd., Bldg No. 2, Devchand Nagar Road, Station Road, Bhayandar (W) Dist Thane 401101 called the "VENDEES/PURCHASERS" and herein after for brevity sake referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.

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दस्त क्रमांक १०२२ / २०२१
२ / ३०

WHEREAS the TRANSFEROR had purchased the SAID FLAT along with all rights, title and interest vide an Agreement for Sale dated 17th Day Of July 1997 entered between M/S. PRABHUASHISH DEVELOPERS hereinafter referred to as "BUILDERS" therein and the TRANSFEROR herein referred as "THE PURCHASER" therein and the said M/S. PRABHUASHISH DEVELOPERS agreed to sell to the TRANSFEROR and the TRANSFEROR herein agreed to purchase from M/S. PRABHUASHISH DEVELOPERS the SAID FLAT being **FLAT NO. B-310 ON THE THIRD FLOOR OF BUILDING KNOWN AS PRABHU ASHISH BLDG. NO. 1 CO-OP. HSG. SOC. LTD. situated at MOTI NAGAR, BHAYANDAR (W) DIST THANE 401101** at the price and on the terms and conditions mentions therein on the land more particularly described in **SCHEDULE** written hereunder.

AND; the Said Original Agreement for Sale dated 17th Day Of July 1997 with M/S. IDEAL SHELTERS lodged for registration at the office of the Sub-Registrar of Assurances at Thane under No. TNN4-PHOTO-2848-1997 Dated 06-08-1997.



AND

The TRANSFEROR herein paid entire purchase price of the SAID FLAT to the said M/S. PRABHUASHISH DEVELOPERS as per the agreement recited herein before and the said M/S. PRABHUASHISH DEVELOPERS admitted and confirmed that no amount is due and payable by the TRANSFEROR herein in respect of purchase of the SAID FLAT and the TRANSFEROR herein taken actual possession of the SAID FLAT and till this day is in occupation of the SAID FLAT.

WHEREAS the TRANSFEROR is, the legal, lawful and absolute owner of the **FLAT NO. B-310 ON THE THIRD FLOOR OF BUILDING KNOWN AS PRABHU ASHISH BLDG. NO. 1 CO-OP. HSG. SOC. LTD. situated at MOTI NAGAR, BHAYANDAR (W) DIST THANE 401101** more particularly described in the **SCHEDULE** hereunder written AND hereafter referred to as the "SAID FLAT."

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Mohanlal

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AND, the TRANSFEREES have approached to the TRANSFEROR with an intention to purchase the SAID FLAT, and examined the copies of the title deeds and desirous of purchasing the rights, title, share and interest of the TRANSFEROR in respect of the SAID FLAT, after various meetings and negotiations between both the parties, the TRANSFEROR has agreed to sell, transfer and assign to the TRANSFEREES and the TRANSFEREES have agreed to purchase, acquire from the TRANSFEROR, the SAID FLAT being **FLAT NO. B-310 ON THE THIRD FLOOR OF BUILDING KNOWN AS PRABHU ASHISH BLDG. NO. 1 CO-OP. HSG. SOC. LTD. situated at MOTI NAGAR, BHAYANDAR (W) DIST THANE 401101** together with all common benefits and facilities available thereto and further together with all the fixtures, fittings and amenities of permanent nature attached thereto for the **Total Consideration/Price of RS. 20,41,000/= (RUPEES TWENTY LAKHS FORTY ONE THOUSAND ONLY)** and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.



AND, the TRANSFEROR is legal and lawful member of **PRABHU ASHISH BLDG. NO. 1 CO-OP. HSG. SOC. LTD.** of premises in the building referred to herein above and registered under the provision of MAHARASHTRA CO-OPERATIVE SOCIETIES ACT 1960 under No. TNA/(TNA)/HSG/(TC)/**11806/2000-2001 Dated 02-05-2000** with its registered office at the same building, and WHEREAS such member is registered shareholders, holding Shares Certificate No. **036** of five fully paid up shares of Rs. 50/= each bearing distinctive no. from **176 to 180** (both inclusive) for the total face values of Rs. 250/= of the SAID SOCIETY standing in his names AND whereas such member and share holders, the TRANSFEROR has full rights, title, share, interest and possession of the SAID FLAT in the said society's building.

AND

The TRANSFEREES are desirous of acquiring the said shares and rights of the SAID FLAT with all deposits and contributions made by the TRANSFEROR with various local authorities including Tata Power Ltd./

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दस्त क्रमांक १०८२२ / २०२१
<i>(Signature)</i>

*(Signature)*  
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Adani Electricity. for the beneficial, enjoyment and occupation of the SAID FLAT.

AND

The TRANSFEROR has agreed to sell, assign and transfer to the TRANSFEREES all the said shares and rights of the SAID FLAT and handover vacant possession of the SAID FLAT to the TRANSFEREES at and for the **Agreed Consideration** of the **RS. 20,41,000/= (RUPEES TWENTY LAKHS FORTY ONE THOUSAND ONLY)** with all deposits and contributions made by the TRANSFEROR either through the builders or the society with various local authorities including Tata Power Ltd./ Adani Electricity. for the beneficial, enjoyment and occupation of the SAID FLAT.

AND

The TRANSFEREES have agreed to purchase the said shares and rights of the SAID FLAT with all deposits and benefits thereof at and for the total consideration as previously mentioned and to get the membership and the said shares transferred in their name with permanent right of use and occupation of the SAID FLAT.

NOW THIS AGREEMENT WITNESSETH AND HEREBY MUTUALLY AGREED, DECLARED, CONFIRMED, AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1) The TRANSFEROR shall sell, assign and transfer all the said shares and rights of the SAID FLAT with all deposits and benefits thereof to the TRANSFEREES at and for the Agreed Consideration and the TRANSFEREES shall pay to the TRANSFEROR the entire amount of **Agreed Consideration of RS. 20,41,000/= (RUPEES TWENTY LAKHS FORTY ONE THOUSAND ONLY)** in the following manners:

- a) **Rs. 4,41,000/=** the TRANSFEREES shall pay to the TRANSFEROR on/or before execution hereof as and by way of Part Payment of Agreed Consideration.

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गणेश  
Mohan dal

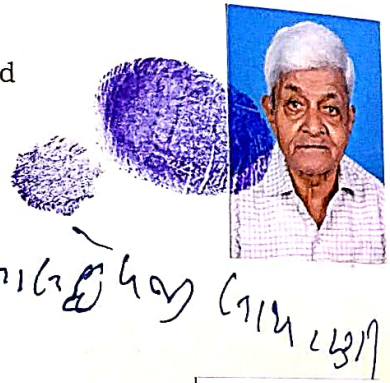
**THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE:**  
**Residential Premises** being **FLAT NO. B-310** admeasuring **325 SQ. FT. SUPER BUILT UP AREA ON THE THIRD FLOOR OF BUILDING KNOWN AS PRABHU ASHISH BLDG. NO. 1 CO-OP. HSG. SOC. LTD. situated at MOTI NAGAR, BHAYANDAR (W) DIST THANE 401101 ON ALL THAT PIECE or parcel of land or ground lying being and situate at VILLAGE BHAYANDAR and Taluka and District of Thane within the limits of Mira-Bhayandar Municipal Corporation and in the district and Sub-district of Thane and bearing **Old Survey No. 3-A (Part) New Survey No. 368 (Part) C. T. S. 1259****



IN WITNESS WHEREOF THE TRANSFEROR AND THE TRANSFEREES HERETO AND HEREUNTO SET AND SUBSCRIBED, THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

SIGNED & DELIVERED by the within named  
 The VENDOR/SELLER/TRANSFEROR  
**MR. NANALAL D. LAKHANI**

In the presence of  
 1. R. LAKHANI  
 2. TRAVELER



SIGNED & DELIVERED by the within named  
 The VENDEES/PURCHASERS/TRANSFEREES

1) **MRS. POONAM MOHANLAL SUTHAR** पुता

2) **MR. MOHANLAL LALJI SUTHAR** मोहनलाल

In the presence of  
 1. R. LAKHANI  
 2. TRAVELER



ट.न.न. - ४
दस्तावेज क्रमांक १०२२/२०२१
९/३०



सत्यमेव जयते  
महाराष्ट्र शासन

# नोंदणीचे प्रमाणपत्र

क्रमांक टी. एन. ए. / (टी. ए. ए.) / एच. एन. जी. / (टी. सी.) / ११८०५ / २०००-२००१  
दिनांक १२/०३/२०००

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,



महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील  
अधिनियम क्रमांक २४) कलम ९ (१)

महाराष्ट्र अधिनियम क्रमांक टी. एन. ए. / (टी. ए. ए.) / एच. ए. ए. सी. /  
(टी. सी.) / ११८०५ / २०००-२००१ / दिनांक १२/०३/२००० ने  
नोंदण्यात आलेली आहे.



उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये  
महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक  
१० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून  
उप - वर्गीकरण वाड करू सह भागीदारी गृह निर्माण  
संस्था असे आहे.



( [Signature] )  
उपनिर्णयक

महकारी संस्था, ठाणे तालुका, ठाणे

ट. न. न. - ४
दस्ता क्रमांक १२३३७ / २०१९
१६/३०

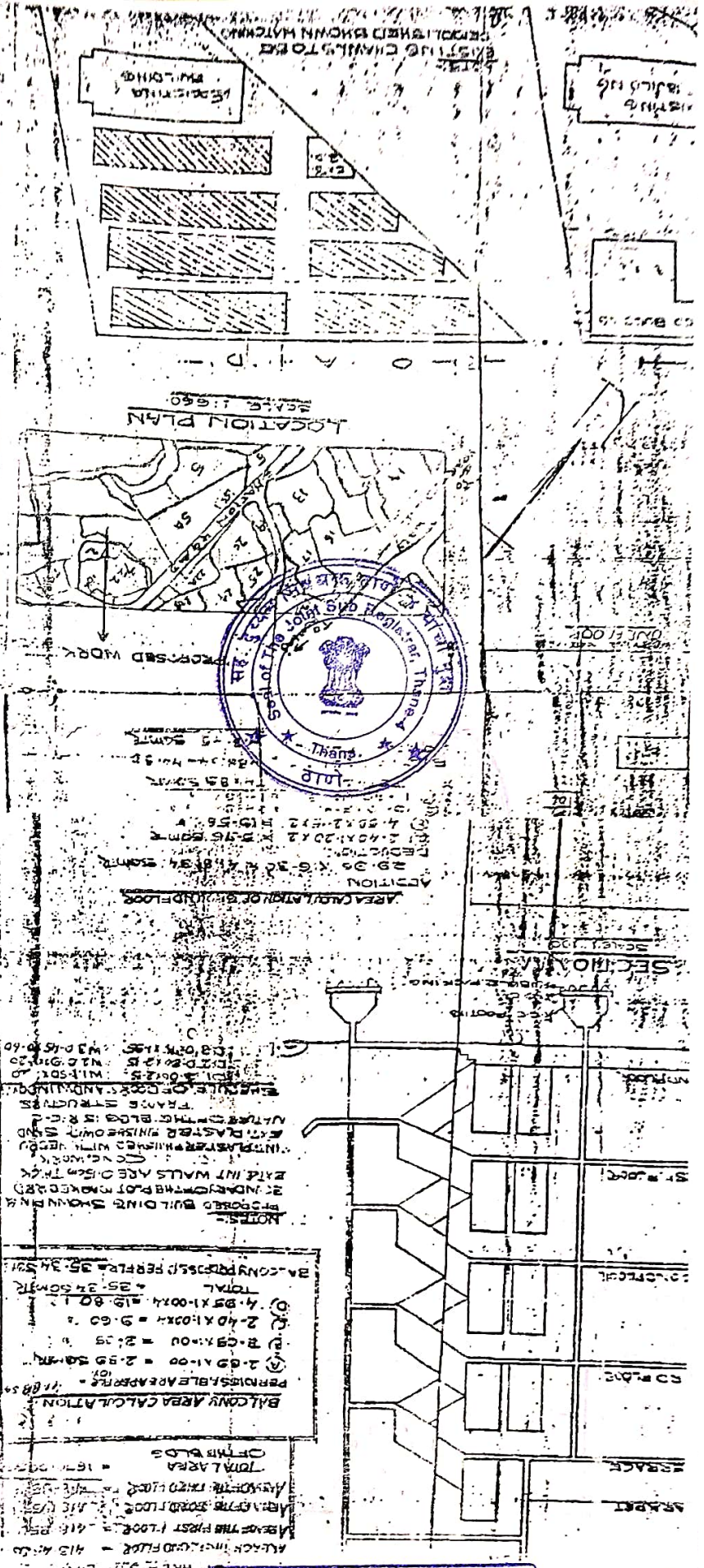
दस्ता क्रमांक १२३३७ / २०१९
१६ / ३०



RE-DEVELOPMENT BUILDING

PROFORMA A

7	AREA OF THE PLOT	1752.21
8	DEDUCTION FOR	1752.21
9	NET GROSS AREA OF THE PLOT	1752.21
10	ANY RESERVATION TOTAL	
11	PROPOSED ROAD	
12	ROAD ACQUISITION AREA	
13	DEDUCTION FOR	1752.21
14	NET GROSS AREA OF THE PLOT	1752.21
15	DEDUCTION FOR	
16	INTERNAL ROAD	
17	NET AREA OF THE PLOT (A+B)	1752.21
18	ADDITION FOR CAR	
19	100%	
20	20%	
21	TRIAL AREA (A+B)	1752.21
22	MARK PERIOD 55.50%	1752.21
23	PERMISSIBLE FLOOR AREA (A+B)	1752.21
24	EXISTING FLOOR AREA	
25	PROPOSED AREA	
26	PERMISSIBLE FLOOR AREA (A+B)	
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100	PERMISSIBLE FLOOR AREA (A+B)	



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दस्त क्रमांक १०२२/१०२१

२१/३०



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 14829/2021

नोंदणी :

Regn:63m

2021

गावाचे नाव : भाईदर

नेखाचा प्रकार

करारनामा

बदला

2041000

वाजाराभाव(भाडेपट्ट्याच्या  
नेमपट्ट्याकार आकारणी देवो की पट्टेदार ने  
करावे)

1778379.48



संपादन,पॉटहिम्मा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे भाईदर,बोर्ड क्र. ए,विभाग 1/1,सदनिका क्र. बी-310,तिसरा मजला,प्रभू आशिष विल्डींग नं. 1 को. ऑप. हौ. सोमा. लि.,मोती नगर,भाईदर प. ठाणे 401101. एकूण क्षेत्रफळ 325 चौ. फूट सुपर विल्डउप आहे. ( ( Survey Number : Old Survey No. 3-A (Part) New Survey No. 368 (Part) C. T. S. 1259 ; ) )

देवळा

1) 325 चौ.फूट

आकारणी किंवा जुडी देण्यात असलेले देवळा.

संपादन करून देणा-या/लिहून देवणा-या  
गराचे नाव किंवा दिवाणी न्यायालयाचा  
नामा किंवा आदेश असल्यास,प्रतिवादिचे  
व पत्ता.

1): नाव:-नानालाल डी. लखानी -- वय:-85; पत्ता:-प्लॉट नं: सदनिका क्र. बी-310, माळा नं: तिसरा मजला, इमारतीचे नाव: प्रभू आशिष विल्डींग नं. 1 को. ऑप. हौ. सोमा. लि., ब्लॉक नं: मोती नगर, रोड नं: भाईदर प. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 फॅन नं:-AHWPL6687M

संपादन करून घेणा-या पक्षकाराचे व किंवा  
नी न्यायालयाचा हुकुमनामा किंवा आदेश  
नाम,प्रतिवादिचे नाव व पत्ता

1): नाव:-पूनम मोहनलाल सुथार -- वय:-44; पत्ता:-प्लॉट नं: सदनिका क्र. बी-001, माळा नं: -, इमारतीचे नाव: विल्डींग नं. 2, पार्श्व नगर को. ऑप. हौ. सोमा. लि., ब्लॉक नं: देवचंद नगर रोड, स्टेशन रोड , रोड नं: भाईदर प. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401101 फॅन नं:-AVWPM4019Q  
2): नाव:-मोहनलाल लालजी सुथार -- वय:-49; पत्ता:-प्लॉट नं: सदनिका क्र. बी-001, माळा नं: -, इमारतीचे नाव: विल्डींग नं. 2, पार्श्व नगर को. ऑप. हौ. सोमा. लि., ब्लॉक नं: देवचंद नगर रोड, स्टेशन रोड , रोड नं: भाईदर प. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401101 फॅन नं:-GQZPS2025G

संपादन करून दिल्याचा दिनांक

25/10/2021

दस्त नोंदणी केल्याचा दिनांक

25/10/2021

शुक्रमांक,खंड व पृष्ठ

14829/2021

वाजाराभावाप्रमाणे मुद्रांक शुल्क

122500

वाजाराभावाप्रमाणे नोंदणी शुल्क

20410

शेरा



पंक्रनामाठी विचारात घेतलेला तपशील:-

क.शुल्क आकारताना निवडलेला अनुच्छेद :-

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