

AGREEMENT FOR SALE

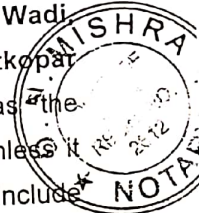
THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 15th day of November, 2019;

करल-४		
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TRUE COPY

BETWEEN

(1) Mrs. SHILPA PRAKASH BAROT, aged 45 years, [PAN: ALZPB5521F] and (2) Mr. PRAKASH VADILAL BAROT, aged 47 years, [PAN: AHQPB7029R], both adult, Indian Inhabitant of Mumbai, residing at Flat No.401, 4th Floor, A-Wing, Sainath Wadi SRA Co-operative Housing Society Ltd., Sainath Wadi Andheri-Ghatkopar Link Road, Asalpha Village, Ghatkopar (West), Mumbai 400084 hereinafter called and referred to as the "VENDORS / TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators and assigns) of **ONE PART:**



AND

MR. MANGESH ABASAHEB MANDHARE aged 35 years, [PAN: BCWPM0945F], adult of Mumbai, Indian Inhabitant, residing at 35, Yevale Sadan Chawl, New Mill Road, Tanaji Chowk, Kurla (West), Mumbai - 400070, hereinafter referred to as "the PURCHASER / TRANSFEREE" (which expression unless it be repugnant to the context or meaning thereof shall include his heirs, legal representatives, executors, administrators and assigns) of the **OTHER PART:**

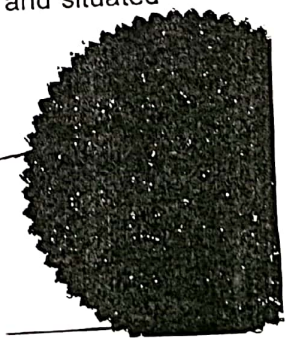


WHEREAS the VENDORS / TRANSFERORS are having seized possessed of or otherwise well and sufficient the Residential Premises being Flat No.401, 4th Floor, A-Wing, Sainath Wadi SRA Co-operative Housing Society Ltd., (Regn. No.MUM/SRA/HSG/(TC)/10685/2003 situated at Sainath Wadi, Andheri-Ghatkopar Link Road, Asalpha Village, Ghatkopar (West), Mumbai 400084, admeasuring 225 Sq.ft.(Carpet) area equivalent to 25.09 Sq. Mtrs. (Built-up) lying being and situated

Shilpa P. Barot
Prakash V. Barot

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Prakash

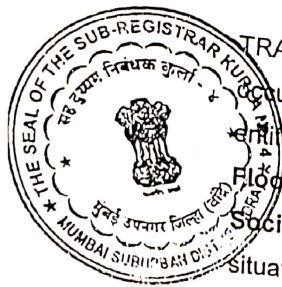


at Plot bearing C.T.S. No.163, 163 / (1 to 48), of Village Asalpha, Taluka - Kurla within the Registration District Sub-District of Mumbai and Mumbai Suburban District hereinafter for the sake of brevity referred to as "the said Premises" (more particularly described in the schedule

hereunder);
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WHEREAS the said flat has been initially allotted to Mr. RAJARAM GOPAL PARVE under SRA Scheme by SAINATH WADI DEVELOPER through SAINATH WADI CO-OP. SOCIETY LTD. vide Possession Letter Dated 05/04/2002.

WHEREAS the said Mr. RAJARAM GOPAL PARVE so assigned transferred of the said flat and the society membership rights to Mrs. SHILPA PRAKASH BAROT & Mr. PRAKASH VADILAL BAROT, The VENDORS / TRANSFERORS herein vide a registered Agreement for Sale dated 30th March, 2016 duly registered under documents Registration No. KRL2-3178 2016 dtd. 31/03/2016 with Joint Sub Registrar Kurla 2 MSD.



AND WHEREAS since then the VENDORS / TRANSFERORS have become the sole and absolute owner, occupier and possessor of the said Flat Premises and sufficiently entitled to the said Residential Premises being Flat No.401, 4th Floor, A-Wing, Sainath Wadi SRA Co-operative Housing Society Ltd., Regn. No.MUM/SRA/HSG/(TC)/10685/2003 Situated at Sainath Wadi, Andheri-Ghatkopar Link Road, Asalpha Village, Ghatkopar (West), Mumbai 400084, admeasuring 225 Sq.ft. (Carpet) area equivalent to 25.09 Sq. Mtrs. (Built-up) lying being and situated at Plot bearing C.T.S. No.163, 163 / (1 to 48), of Village - Asalpha, Taluka - Kurla within the Registration District and Sub-District of Mumbai and Mumbai Suburban District.

Shilpa P. Barot
Prakash V. Barot

Mr.

गावाचे नाव : असल्का

कारानामा

3500000

2235519

- (1) मोबदला
(2) बाजारभाव(भाडेपट्ट्याच्या बाबतितट्टकार आकारणी देतो की पेट्टदार ते नमुद करावे)
(3) भू-मापन, पोट्टरिस्ता व प्रकामका(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: पर्टट नं:401, माळा नं: 4था मजला, ए-विंग, इमारतीचे नाव: साईनाथ वाडी एसआरए को-ऑप ही.सो.लिमिटेड, ब्लाक नं: असल्का व्हिलेज, घाटकोपर पश्चिम, रोड नं: अशेशी घाटकोपर लिंक रोड, मुंबई-400084, इतर माहिती: सदनिकाच्या एकूण क्षेत्रफल 225 चौ. फूट कारपेट (C.T.S. Number : 163,163/1-43 ;)

1) 25.09 चौ.मीटर

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असत तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा कि्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-शिल्पा प्रकाश बरोट वय:-45, पत्ता:-401, 4था मजला, ए-विंग, साईनाथ वाडी एसआरए सीएचएस लीमीटेड, असल्का व्हिलेज, घाटकोपर पश्चिम, अशेशी घाटकोपर लिंक रोड, मुंबई, बर्वे नागर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400084 पॅन नं:-ALZPB5521F
2): नाव:-प्रकाश वाडीलाल बरोट वय:-47; पत्ता:-401, 4था मजला, साईनाथ वाडी एसआरए को-ऑप ही.सो.लिमिटेड, असल्का व्हिलेज, घाटकोपर पश्चिम, अशेशी घाटकोपर लिंक रोड, मुंबई, बर्वे नागर, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400084 पॅन नं:-AHQP87029R

1): नाव:-मंगेश आबासाहेब मांडरे वय:-35; पत्ता:-35, " येवले सदर चाळ, तानाजी चौक, कुर्ला पश्चिम, न्यू मील रोड, मुंबई, कुर्ला, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400070 पॅन नं:-BCW P.10945F

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
(9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्ता नोदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोदणी शुल्क
(14) शेरा

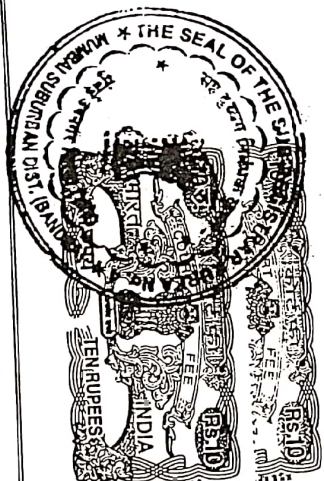
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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुसूद :- :

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवकारनुसार आवश्यक नाही कारणाना तपशील दस्तऐवकारनुसार आवश्यक नाही

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

in the said Flat Premises in favour of the PURCHASER / TRANSFEREE herein.

25. The VENDORS / TRANSFERORS hereby further agree with the PURCHASER that they will from time to time and at all times hereafter whenever called for by the PURCHASER / TRANSFEREE do and execute and caused to be done and execute all acts, deeds and things whatsoever for more perfectly securing interest of the PURCHASER / TRANSFEREE in the above said Flat Premises as shall or may be reasonably required and also lodge this Agreement for Sale before the concerned Joint Sub-Registrar of Assurances, Taluka-Kurla, Mumbai for registration purpose and to admit execution thereof till the sale proceedings are completed.

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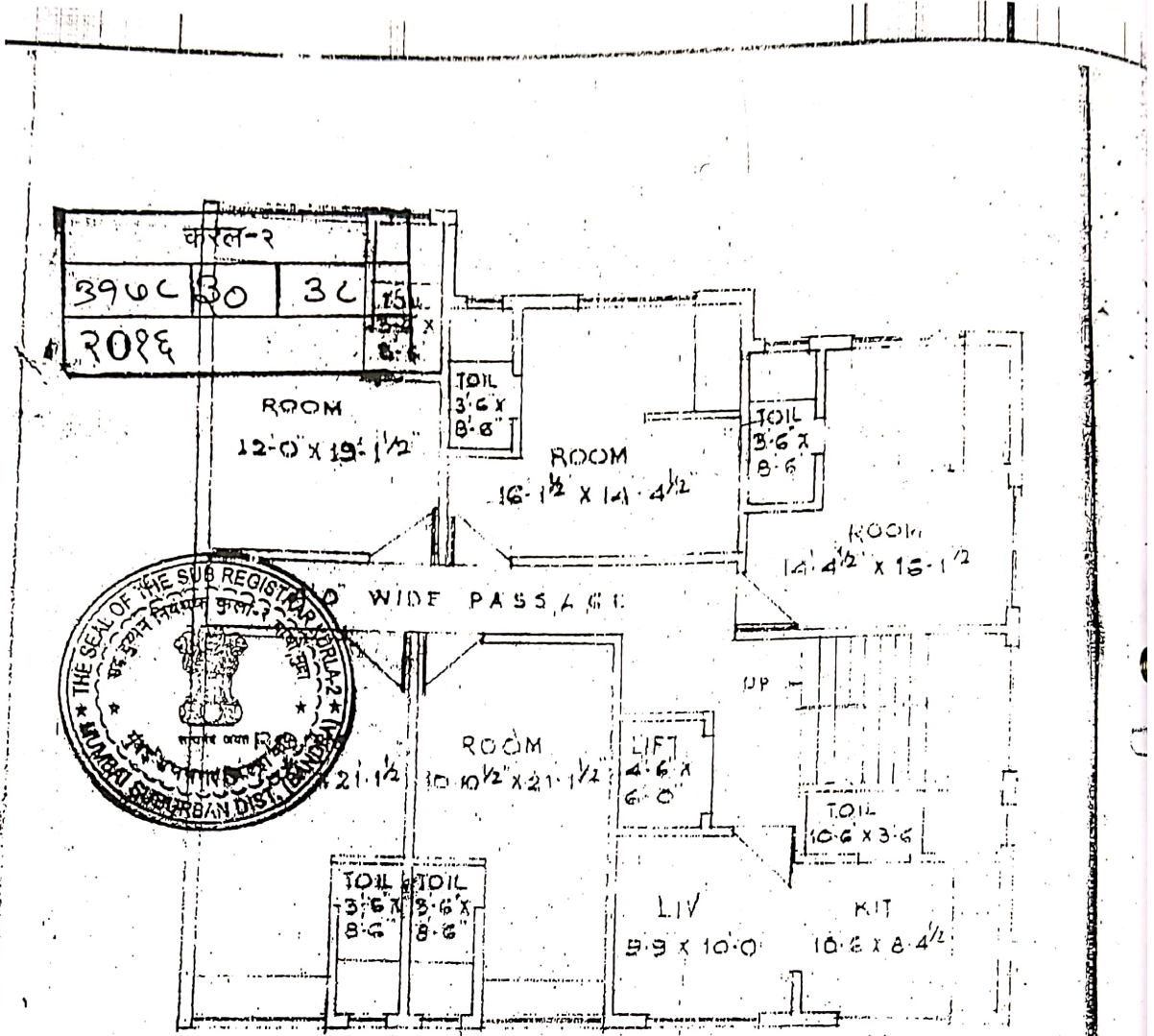
SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of the Residential Premises the Flat No.401, 4th Floor, A-Wing, Sainath Wadi SRA Co-operat Housing Society Ltd., (Regn. No.MUM/SRA/HSG/(TC)/10685/2 situated at Sainath Wadi, Andheri-Ghatkopar Link Road, Asalf Village, Ghatkopar (West), Mumbai 400084,, admeasuring 225 (Carpet) area equivalent to 25.09 Sq. Mtrs. (Built-up) lying be and situated at Plot bearing C.T.S. No.163, 163 / (1 to 48), of Villa - Asalpa, Taluka - Kurla within the Registration District a Sub-District of Mumbai and Mumbai Suburban District and will the limits of "N" Ward Office of the Municipal Corporation Greater Mumbai. The Building constructed in the Year : 2003 a having Ground plus 5 (Five) Floors with Lift facilities.



Shilpa P. Beekar
Prakash V. Bator

SON



TYPICAL FLOOR PLAN (1 ST TO 6TH FL.)

SCALE - 1" = 8'-0" (REHAB)

PLAN OF PROPOSED BUILDING ON PLOT BEARING CT'S NO 163 & 163/1 TO 48 OF VILLAGE ASALPE GHATKOPAR (WEST)

PRABHAKAR S
 ARCHITECT
 4, N. S. ROAD, K. V. B.
 SANGH, MUMBAI
 MUMBAI 400 011