


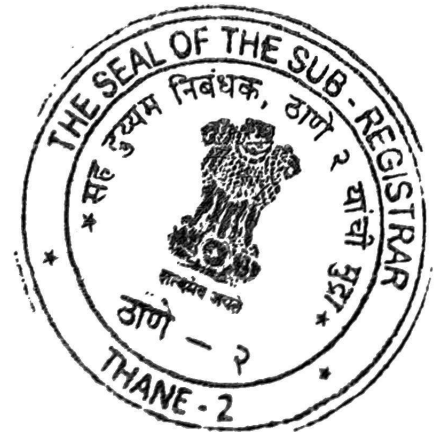
गावाचे नाव : वडवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6500000
(3)वाजारभाव(भाडेपट्टयाच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6177668.7
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 904, माळा नं: 9 बिल्डिंग नंबर बी 1, इमारतीचे नाव: आरंभ केई केनजी बी 1 अँड बी 2 सी एच एम लिमिटेड, ब्लॉक नं: कासारवडवली ठाणे पश्चिम, रोड नं: घोडवंदर रोड((C.T.S. Number : . ; Survey Number : 21/11B ;))
(5) क्षेत्रफळ	1) 540 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेखा राजेश सलेचा वय:-45; पत्ता:-प्लॉट नं: रूम नंबर 18 , माळा नं: -, इमारतीचे नाव: वैद्य वाडी , ब्लॉक नं: हनुमान मंदिर जवळ कलवा ठाणे , रोड नं: स्टेशन रोड , महाराष्ट्र, THANE. पिन कोड:-400605 पॅन नं:-BMHPS5359A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत अर्जुन हीरे वय:-41; पत्ता:-प्लॉट नं: 904/बी-1, माळा नं: -, इमारतीचे नाव: पुरानिक्स , ब्लॉक नं: ऑप हावरे सीटी कासार वडवली ठाणे पश्चिम , रोड नं: घोडवंदर रोड , महाराष्ट्र, THANE. पिन कोड:-400615 पॅन नं:-ACFPH4404G
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2025
(10)दस्त नोंदणी केल्याचा दिनांक	09/01/2025
(11)अनुक्रमांक,खंड व पृष्ठ	909/2025
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	455000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	


 सह दुय्यम निबंधक वर्ग - २
 ठाणे क. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT FOR SALE made at Thane this 9th Day of January 2025 BETWEEN MRS. REKHA RAJESH SALECHA, age 45 years, Indian Inhabitant, residing at Room no.18, Near Hanuman Mandir, Vaidya Wadi, Station Road, Kalwa, Thane - 400605, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include her legal heirs, executors and administrators) of the ONE PART:

AND

MR. PRASHANT ARJUN HIRAY, age 41 years, Indian Inhabitant, having address at Flat no.904/B1, PuraniksAarambh, opp. Haware Citi, Ghodbunder Road, Kasarvadavli, Thane (West) - 400615, hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors and administrators) of the OTHER PART:

WHEREAS M/S. SAI PUSHUP ENTERPRISES AND M/S. ANNAPURNA LIFESPACES LLP were having development rights in respect of the all that piece and parcel of land bearing Survey no.21/11B lying , being and situate at Village Vadavali, Taluka and District Thane (hereinafter referred to as "the said Land").

AND WHEREAS MRS. REKHA RAJESH SALECHA was seized and possessed of all that piece and parcel of land bearing Survey no.21, Hissa no.17, admeasuring 1310 sq. mtrs. , lying , being and situate at

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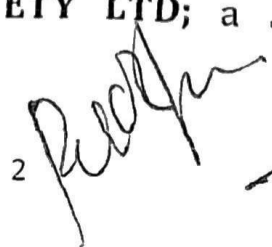

Village Vadavali, Taluka and District Thane which is adjoining property to the said Land. (hereinafter referred to as "the said Property"),

AND WHEREAS the said M/S. SAI PUSHP ENTERPRISES AND M/S. ANNAPURNA LIFESPACES LLP had agreed to sale the flats in exchange of transfer of the said Property in their favour.

AND WHEREAS MRS. REKHA RAJESH SALECHA, the Transferor herein at the instance of the said M/S. ANNAPURNA LIFESPACES LLP, have entered into a Agreement for Sale dated 17th June 2014, registered in the office of the Sub-Registrar of assurances at Thane, under Sr. No. TNN-1/5203/2014, in exchange of the allotment of flat in new building in form of consideration and on the terms and conditions contained therein, sold and transferred the said Property in favour of the said M/S. SAI PUSHP ENTERPRISES.

AND WHEREAS by an Agreement for Sale dated 17th June 2014, registered in the office of the Sub-Registrar of assurances at Thane, under Sr. No. TNN-1/5207/2014, in exchange of the said Property in form of consideration and on the terms and conditions contained therein, the Promoter M/S. ANNAPURNA LIFESPACES LLP, with the confirmation of the M/S. SAI PUSHP ENTERPRISES, the Confirming Party therein, had allotted and transferred to MRS. REKHA RAJESH SALECHA, the Transferor herein, the residential premises bearing Flat No.904, admeasuring 540 sq. ft. carpet area equivalent to 50.16 sq. mtrs. Carpet area, located on the 9th floor of the Building No.B1 in the complex known as "AARAMBH" situated at Kasarvadavli, Ghodbunder Road, Thane (West), Pin code - 400 615 and more particularly described in the schedule hereunder written (hereinafter for sake of brevity referred to as "the said Flat").

AND WHEREAS incidental to holding of the said Flat, the TRANSFEROR is enjoying membership rights of the KEI KENJIB1 & B2 CO-OPERATIVE HOUSING SOCIETY LTD; a Society formed and

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15. The TRANSFEROR hereby undertakes and declares that any Will in regard to the said Flat made by the TRANSFEROR, if any, shall hereafter be deemed to be in-operative, cancelled, revoked, withdrawn and shall become null and void.

16. The Stamp Duty and Registration charges of this Agreement shall be borne and paid by the TRANSFEREE alone. The parties hereto undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Flat in the record of the Sub-Registrar of assurances.

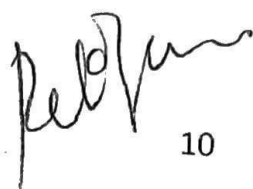
17. The TRANSFEROR shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFEROR in the said Flat to the TRANSFEREE, but subject to the obligation upon the TRANSFEREE to make payment of full consideration as agreed herein.

18. The parties hereto confirm that before execution of this Agreement, they have read contents of this Agreement and only after satisfying regarding its correctness, they have executed this Agreement and this Agreement shall be binding upon the parties of this Agreement and their respective legal heirs.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective signatures the day and year first hereinabove written.

-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing Flat No.904, admeasuring 540 sq. ft. carpet area equivalent to 50.16 sq. mtrs. Carpet area, located on the 9th floor of the Building No.B1 known as KEI KENJI B1 & B2 CO-OPERATIVE HOUSING SOCIETY LTD; in the complex known as "AARAMBH" situated at Kasarvadavli, Ghodbunder Road, Thane (West), Pin code - 400 615, standing on



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the plot of land bearing standing on the land bearing Hissa No 11/B, Survey No. 21/11B of Village Vadavli, Taluka and District Thane, within the limits of Thane Municipal Corporation. The building of the Society was constructed in the year २०१८ and it is consisting of Ground/stilt plus 14 upper floors, with lift Facility.



SIGNED SEALED AND DELIVERED

By the within named TRANSFEROR
MRS. REKHA RAJESH SALECHA
PAN:BMHPS5359A

In the presence of

1. S. A. Hire

Sonande Hirey
Thee (w)

2.

Bhant Jain



SIGNED SEALED AND DELIVERED

By the within named TRANSFEREE

MR. PRASHANT ARJUN HIRAY
PAN: ACFPH4404G

In the presence of

1. S. A. Hire

Sonande Hirey
Thee (w)

2.

Bhant Jain



REF. NO. : PA/KEI-KENJI/B1-904/NOC/59/2024-2025

Place: Thane

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Date: December 3, 2024

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT (1) MS. REKHA RAJESH SALECHA are a bonafide members of our Society holding five fully paid up shares bearing distinctive Nos. 341 to 350 (Both inclusive) covered under share certificate No. 035 and as such member, They are holding Flat No.904, admeasuring 50.16 sq. mtrs. Carpet area, located on the 9th floor of the Building No.B, in the Wing No. B1 of the KEI KENJI BUILDING B1 & B2 CO-OPERATIVE HOUSING SOCIETY LTD; in the complex known as "AARAMBH" situated at Kasarvadavli, Ghodbunder Road, Thane (West), Pin code - 400 615.

The said members have paid all dues of the Society up to date.

The Society has no objection for transfer of the said Flat by the said members (1) MS. REKHA RAJESH SALECHA to (1) MR. PRASHANT ARJUN HIRAY and on fulfillment of legal formalities of transfer, the said Transferees shall be admitted as members of the Society.

It is further stated that the building of the Society consists of Ground/ Stilt plus 14 floors with lift and constructed in the year 2018.

Regards,

Kei kenji bldg.. B1 & B2 chs. Ltd.

For Kei-Kenji Building B-1 & B-2 Co-Operative
Housing Society Ltd. Thane

Chairman / Secretary Treasurer

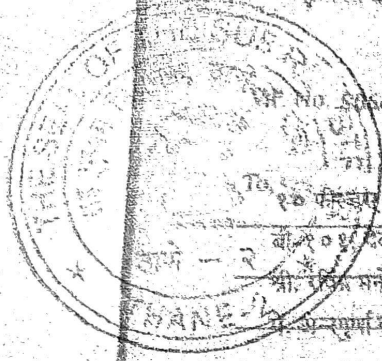
Certificate No. - 1140



THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

मुंबारत टाईप अे : रिट्ल + १ ते १३ मजले. **मुंबारत टाईप नो : रिट्ल + १ ते १३ मजले**
Occupancy Certificate

२४ / ३५



No. S06/0327/15 (2007/132) MC/TDI/PC/0349/17 Date 26/04/2017.

To: श्री. पं. सु. आर्किटेक्ट्स अॅण्ड कन्सल्टंट्स
ब. २०४ दि. कपोरा, इस्टर्न पवसप्रेस एगवे, कॅडबरी जंक्शन, खोपट, ठाणे (प) - ४०० ६०९.
श्री. वि. मनोहर सागर व हलर (गारलक)
श्री. अ. राधा क्राईड सोशेल से भागीदार श्री. जगदीश खेतवानी व हलर (कु.मु.)

Sub: वापर परवाना : वरील प्रमाणे

Ref. V.P. No. वि.प्र.क्र. : S06/0327/15 (2007/132)

Your Letter No.: १४४९६ दि. १५/०३/२०१७

Sir,

The partfull development work/erection/re-erection alteration in / of building / part building no. वरील प्रमाणे situated at ठाणे Road / Street खालीत प्रमाणे Ward No. कानारवडवली Sector under the
No. ६ S. No. / C. T. S. No. १२२ No. १२२ Village कानारवडवली under the
supervision of १० फोटेडु आर्किटेक्ट अॅण्ड कन्सल्टंट्स Survey in / Engineer / Structural Engineer / Supervisor /
Architect / Licence No. ३०१.५/२००१/२५६२९ may be occupied on the following conditions.

- १) स.नं. २१, डि.क्र. ११बी.
१) जागणा/सविधि/१६९३/१६ दि.२०/०२/२०१६ रोजीचे सुधारित परवानगणे/सौ.सौ. यधील सन संबंधित अटी आपणावर बंधनकारक राहतील.
२) जलसंधारण योजना तसेच सोलार वॉटर हीटिंग सिस्टीम कायमस्वरुपी कार्यान्विल देवण्याची जबाबदारी विकसकवर व तदनंतर सोसायटीची राहिल.

As set-certificated completion plan is returned herewith

Office No.:

Office Stamp:

Date:

- Copy to
1) Collector of Thane
2) Dy. Mun. Commissioner
3) E. E. (Water Works) TMC
4) Assessor Tax Dept. TMC.
5) Vigilance Dept. T.D.D., TMC

Yours faithfully

Municipal Corporation of
the city of Thane.

KEI KENJI

B1 & B2 CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under Maharashtra Cooperative Societies Act, 1960)

Regd. No. TNA/(TNA)/HSG/(TC)/31315/2018/Dt. 15/10/2018

Survey No. 21, Hissa No. 11/B, Kasarwadavli, Ghodbunder Road, Thane (W) - 400615.

Certificate No. : 035

Member's Regn. No. : 035

No. of Shares : 10 (Ten)

Share Certificate

Authorised Share Capital ₹ 1,00,000/- Divided into 2000 Shares each of Rupees 50/- only

This is to certify that Shri./Smt.

REKHA RAJESH SALECHA

of Flat No.

B1/904

is / are the Registered holder of 10 fully paid up Shares of Rs. 50/- each, numbered from 341

to 350

both inclusive, in Kei Kenji B1 & B2 Co-operative Housing Society Ltd.,

subject to Bye-laws of the said Society, and that upon such Shares, the sum of Rs. 500/- (Rupees Five Hundred only) has been paid.

Given under the Common Seal of the said Society at Thane on this

March

Day of 22

20 23.

Sudh Nirmal

Managing Committee Member

Hiravali Dny

Hon. Secretary

[Signature]

Hon. Chairman