भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE RU

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CU 7899

AGREEMENT FOR SALE DEED

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. 600003
24 OCT 2024
सक्षम अधिकारी

THIS AGREEMENT FOR SALE is made and entered in to at Mumbai on this **28TH day of November, 2024** between, **MR. VIJAY PUNDLIK VIDRE, (Aadhar No. 2725 5181 1069)** aged about **57** years, presently residing at:- **B2/10, Room no 19, Near Bank Of India, Sector No 15, Navi Mumbai, Vashi, Thane, Maharashtra, 400703.** hereinafter referred to as the **"TRANSFEROR"** (Which expression. shall unless it be repugnant to the context or meaning thereof, shall mean and be deemed to include her respective heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**.

जोडपत्र - २ Annexure - 2

(Serial No. 'D')

143

AGREEMENT

Nature of

Stamp Duty

21 NOV 2024

Vijay P Vidme

Navi

Jamiksha Dalvi

21 NOV 2024

आरती बसंती वायमारे

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY GOVT. OF INDIA

AND

MRS. SAMIKSHA GURUNATH DALVI, (Aadhar No. 8815 4259 4367), an adult, Indian inhabitant, residing at **:- Hanuman Tekdi Gate No.2, Santacruz- East Mumbai-400055;** (Hereinafter referred to as the **"TRANSFEREE"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and be deemed to include their respective heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART;**

WHEREAS:

i. The **"TRANSFEROR"** herein being seized and possessed of or otherwise well and sufficiently entitled to the Residential premises **B/04 Ground floor, goodwill CHS, plot-425 of TPS V Gujrati Mandal Road, Vile Parle East, Mumbai-400057.,** within the Jurisdiction of **"K/W" Ward,** of **Municipal Corporation of Greater Mumbai,** or thereabouts (Hereinafter referred to as the **"THE SAID PREMISES"**).

ii. AND WHEREAS THE **"TRANSFEROR"** has agreed to sell and transfer and the **"TRANSFEREE"** have agreed to purchase and acquire all the rights, title and interest of the **"TRANSFEROR"** in the said Premises free from all encumbrances and the said shares together with the occupancy rights, for a value consideration upon the following mutually agreed terms and conditions hereinafter mentioned.

iii. The **"TRANSFEROR"** hereby agrees to transfer and assign all his rights, title and interest in the said Premises (more particularly described in the schedule hereunder) in respect thereof to the **"TRANSFEREE"** herein for a total consideration of sum of **Rs.43,00,000/- (Rupees Forty-Three Lakhs Only),** Transferee had paid amounting sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** by way of **Cheque bearing no. 14771, dated 06-05-2024**, drawn on **COSMOS BANK** on execution of **MOU Agreement** and bank transaction.

iv. The **"TRANSFEROR"** and confirming party further provided that after all the payments therein mentioned were paid by the parties concerned, the **"TRANSFEROR"** and the **"TRANSFEREE"** shall apply to the society which has been formed for the said area and Known as **"GOODWILL SRA COOPERATIVE HOUSING SOCIETY LTD.",** Registration no. **M.U.M. (S.R.A)/ H.S.G. (TC)/ 10543;** (Hereinafter referred to the said Society) for transferring the said premises **B/04 Ground floor, goodwill CHS, plot-425 of TPS V Gujrati Mandal Road, Vile Parle East, Mumbai-400057,** within the Jurisdiction of **"K/E" Ward,** of **Municipal Corporation of Greater Mumbai,** in the name of **MRS. SAMIKSHA GURUNATH DALVI.**

v. And Whereas **"TRANSFEREE"** have paid to the **"TRANSFEROR"** the full consideration and the **"TRANSFEROR"** have on their part paid to the confirming

party under the agreement for sale between the confirming party, The **"TRANSFEROR"** have now requested & had intimated to the said society relinquishing the shares if any in favor of the purchaser and transfer all the rights, titles, and interest, shares and benefit of the allotment of the said premises transferred to the name of **"TRANSFEREE"** viz. **MRS. SAMIKSHA GURUNATH DALVI,** by the Society and also issue society maintenance receipt on her name.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The **"TRANSFEROR"** hereby states that:-

I say that the said Premises is the originally stand in the name of one **MR. VIJAY PUNDLIK VIDRE**, he was the lawful owner of the said premises, on dated 22.01.1998, transferred the said premises in the name of one **MRS. SAMIKSHA GURUNATH DALVI**, i.e. me by executing Affidavit, power of attorney, sale agreement on dated:- 20. 11. 2024; I say that I had cleared all the taxes municipal taxes (i.e. Assessment Tax) and Society Maintenance receipt, further I say that all records & documents pertaining to the said premises stands in my name i.e. Electricity Bill and Rationing card.

a) I say that, the said room had been censuses in the name **MR. VIJAY PUNDLIK VIDRE**, who had issued by the Sr.

Vidre

SGDalvi

Colony Officer K/E-Ward Brihan Mumbai Mahanagar Palika, in respect of the said premises.

b) I say that thereafter Peacefully I became the absolute owner/tenant of the said premises and I say that, I am exclusively in use and possession of the above said premises and no one has any claim or demand to any share, right, title or interest to or in the said Premises.

c) The right and authority of the **"TRANSFEROR"** to sell and transfer the said Premises is clear and marketable and free from all encumbrances, claim and reasonable doubts and there are no pending encumbrances or rights whatsoever subsisting in favor of any other person in respect of the said Premises.

d) No other person is entitled to the possession and occupation of the said Premises or neither any part thereof nor any other person is in possession of the said Premises.

e) The **"TRANSFEROR"** has not entered in to any oral or written agreement for sale, lease, exchange, assignment or disposal or parting with the possession of the said Premises to any other person and she has not created any tenancy, leave license, mortgage, lien or any other third-party rights in favor of any other person in respect of the said Premises.

f) The **"TRANSFEROR"** hereby declares that no other person or party has any right, title or interest, claim or

demand in to or upon the same in respect of the said "Premises" either by way of mortgage, gift, trust, inheritance lease or otherwise and that the said Premises is free from all encumbrances.

g) There are no suits, no civil or criminal litigation or any other proceeding whatsoever pending in respect of the said Premises and/or affecting the said Premises.

a. The **"TRANSFEROR"** and the **"TRANSFEREE"** hereby agree that she will put the **"TRANSFEREE"** in to quiet, vacant and peaceful possession of the said Premises only after the receipt of the entire consideration. The peaceful and vacant possession of the said Premises will be handed over to the **"TRANSFEREE"** by the **"TRANSFEROR"**.

b. That the **"TRANSFEROR"** hereby covenants or agreed to sale, transfer and assign and the **"TRANSFEREE"** hereby covenants or agreed to purchase and acquired from the **"TRANSFEROR"**, the said share, bearing Membership No. 60, & Certificate No. 60, share nos. : 5, shares held by the **"TRANSFEROR"** for bearing **B/04 Ground floor, goodwill CHS, plot-425 of TPS V Gujrati Mandal Road, Vile Parle East, Mumbai-400057.**, which stands on the name of original owner of the transferor, together with all rights, titles, privileges and interest which the **"TRANSFEROR"** is entitled to as a member of the said society including the beneficial rights, title and interest in, to, over and upon the above said premises or thereabouts including the benefits of the sinking fund and all deposits of the Vendor lying

with the said society if any, which are hereafter collectively referred to as the "Said Premises"

c. The **"TRANSFEROR"** hereby has agreed to give all the original documents to the **"TRANSFEREE"** which pertaining to the said Premises through which the **"TRANSFEROR"** became the owner of the said Premises.

d. The **"TRANSFEROR"** hereby declares that he has paid all the dues and Liabilities in respect of the said Premises including municipal taxes, water charges, electricity bill etc. up to the date hereof and shall pay all the dues till the completion of prescribed period mentioned above.

e. The **"TRANSFEROR"** is aware that the **"TRANSFEREE"** have agreed to acquire the said Premises and pay the consideration thereof relying on the correctness of the statement made by the **"TRANSFEROR"** herein, and the **"TRANSFEROR"** declares and confirms that the aforesaid statements and declaration made by he are true and correct to his own personal knowledge and no part thereof is false.

f. The **"TRANSFEROR"** hereby declares that the **"TRANSFEROR"** hereby Indemnifies and keep indemnified the **"TRANSFEREE"** against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Premises and/ or the shares or compensation, claim, demand, penalties, costs, charges and

expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this agreement and /or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the agreement, covenants and provisions.

g. The **"TRANSFEROR"** shall sign and execute in favor of the **"TRANSFEREE"** the necessary applications, forms, deeds and other documents or writings as may be reasonably required by the society for transfer of the said shares and the said Premises and right to possess, use, occupy and enjoy the said Premises in favor of the **"TRANSFEREE"** and for implementing the terms of this agreement.

h. The **"TRANSFEROR"** undertakes and agrees to sign, execute the necessary applications, transfer forms, deeds and documents as required for transfer of said Premises in the name of **"TRANSFEREE"**.

i. The **"TRANSFEROR"** agrees to save, keep harmless and indemnified the **"TRANSFEREE"** from against all proceedings by any other person or Persons Lawfully or equitably claiming or to claim from under or in trust for her and also against all actions, proceedings, claims, demands or damages arising prior to the date.

IN WITNESS WHEREOF the parties, hereto have set and subscribed their respective hands hereunto on the **28th day of November, 2024**, hereinabove mentioned.

SIGNED, SEALED AND DELIVERED)

By the within named **"TRANSFEROR"**)

1) MR. VIJAY PUNDLIK VIDRE)

In the presence of witnessed.....)

2.

SIGNED, SEALED AND DELIVERED)

By the within named **"TRANSFEREES"**)

MRS. SAMIKSHA GURUNATH DALVI)

In the presence of witnessed.....)

1. Gurunath Gajanan Dalvi

2.

Naida.

[Naida Haider]
Advocate

NOTARY GOVT. OF INDIA
WASEEM A. SIDDIQUI
KURLA (WEST),
GR. MUMBAI,
MAHARASHTRA
REG. No. 3165
Exp. Dt. 17/11/2021
to 16/11/2026

ATTESTED BY ME

WASEEM A. SIDDIQUI
NOTARY GOVT. OF INDIA
28 NOV 2024

NOTED & REGISTERED
Sr. No. 4032 Page No. 73
Date 28 NOV 2024

RECEIPT

I RECEIVED OF AND FROM the Intending Purchaser **MRS. SAMIKSHA GURUNATH DALVI,** had paid amounting sum of **Rs.43,00,000/- (Rupees Forty-Three Lakhs Only),** Transferee had paid amounting sum of **Rs.5,00,000/- (Rupees Five Lakhs Only)** by way of **Cheque bearing no. 14771, dated 06-05-2024**, drawn on **COSMOS BANK** on execution of **MOU Agreement** and bank transaction at the time of execution and registration after receiving possession and original documents of the premises, out of full and final sale price i.e. Rs.43,00,000/- (Rupees Forty-Three Lakhs Only) of piece or parcel of Premises known as **B/04 Ground floor, goodwill CHS, plot-425 of TPS V Gujrati Mandal Road, Vile Parle East, Mumbai-400057**, in the registration District and Sub-District of Bombay city and Bombay Suburban known as **GOODWILL SRA COOPERATIVE HOUSING SOCIETY** the said Premises are assessed by the Assessor and Collector of Municipal Rates and Taxes under "K/E" Ward No. in the State of Maharashtra.

Place:- Mumbai.

Date:- 28/11/2024.

I SAY RECEIVED

(MR. VIJAY PUNDLIK VIDRE)

In the presence of

1.

2.

NOTARY
WASEEM A. SIDDIQUI
KURLA (WEST),
GR. MUMBAI,
MAHARASHTRA
RSG. No. 1400
Exp. DL. 17/2021
To 16/11/2026
GOVT. OF