



<b>Builder Tie-Up</b>	<b>HOME LOAN CENTRE MUMBAI SOUTH (CHINCHPOKALI) (17889)</b>		
<b>SSL / HLST / HLC / BST</b>		<b>New / Resale</b>	
Branch Name	Ballard Estate	Takeover <i>Re Sale</i>	
Branch Code	10715	Top-Up / LAP / Edu. Loan	
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id
BST	Umesh D		
AMT	1 / 2 / 3	Processing Officer	
Applicant(s)	1	2	3
Name	DIPALI SHIRWADKAR	KISHOR R	SHIRWADKAR
Mobile No.	9869438617	9833660203	
Email Id			
CIF No.	85424620567	86702959798	
Loan Type	IHL + SEHL	Home Loan / HL Top Up / LAP	
Term Loan		Rinraksha/Shield	Rs.
Maxgain		Property Insurance	Rs.
Builder Tie-Up	Yes / No	If Yes, OPAS ID	
<b>CRM No./RAAS No.</b>		<b>RLMS No. / LOS No.</b>	
IHL SEHL		IHL SEHL	
Loan Amount	Rs. IHL - 20,00,000 /	First Disbursement Amount	Rs.
Loan Tenure	Months SEHL - 14,50,000 /	Moratorium	Months
<b>Pre Sanction Survey (PSS) Reports</b>			
	Name	Sent on	Received on
TVSR-1	Joshi - ✓		
TVSR-2			
Valuation-1	vastunala -	} 29/01/25	
Valuation-2	+ Structural - up Reg (vastunala)		
RO+ITR	Starts (NA)		
Property Inspection			Seller Regi - Samarth - 29/01/25
<b>File Movement</b>			
	COD	Data Entry	Processing Officer
Date			
	Sanction	Documentation	Disbursement
Date			
Loan A/c No.		Collateral No.	
Top Up A/c No.		Cersai No.	
RinRaksha A/c No.		EM Creation Date	

IHL  
SEHL

205

# SHARE CERTIFICATE

Ganesh Kripa Co.Op. Hsg. Soc. Ltd.  
Regn. No. MUM/W-G-S/HSG/TC/8550/2005-06  
S. B. Pawar Marg, G. I. P. Store Lane,  
Lower Parel (East), Mumbai - 400 013.

Mem. Register No. :

Certificate No. :

This is to certify that Malam Laxman  
Sonawane

is/are the Registered Holder/s of Five

full paid-up Shares Numbered Twenty Six

to Fifty inclusive of

Rs. 50/- each in the above named GANESH KRIPA CO-OP. HSG. SOC. LTD.

subject to the Bye-laws there of

Rs. : 250/-

Given under the Common Seal of the said  
this 19<sup>th</sup> day of April 2007



A. A. Pawar

Hon. Secretary

P. S. Pawar

M.C.M.

[Signature]

Chairman

**AGREEMENT FOR SALE**

**THIS AGREEMENT** is made at Mumbai on the \_\_\_ day of January 2025.

**BETWEEN:**

**SMT. MALAN LAXMAN SONAWANE**, PAN No. FGGPS1566A, aged 61 years, Indian Inhabitant, residing at Room No. 205, 2nd Floor, Ganesh Kripa Co-operative Housing Society Limited, S. B. Pawar Marg, G. I. P. Store Lane, Lower Parel East, Delisle Road, Mumbai-400013, hereinafter referred to as the "**Vendor/Transferor**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, legal representatives, administrators or the last such survivor, assigns) of the **ONE PART**

**AND**

1) **MRS. DIPALI KISHOR SHIRWADKAR**, PAN No. ACMPH2787D, aged 40 year, 2) **MR. KISHOR RAJARAM SHIRWADKAR**, PAN No. BOBPS5165Q, aged 41 years, both Indian Inhabitants, residing at Room No. 594, 4th Floor, Ramdoot Building No. 4, Mahadev Palav Marg, Near MTNL Office, Currey Road East, Parel, Mumbai-400012, hereinafter referred to as the "**Purchasers/Transferees**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

**WHEREAS** by virtue of Agreement for Alternate Accommodation to M.C.G.M'S Tenant Under D.C.R. 33 (7) dated 22<sup>nd</sup> day of May 2005, registered with the Sub-Registrar of Assurances under Sr. No. **BBF2-4337-2005** on **10.05.2005** made between M/s. RAVI SURVE & ASSOCIATES, of the One Part therein referred as BUILDER/ DEVELOPER and SMT. MALAN LAXMAN SONAWANE, of the Other Part therein referred as Tenant of Municipal Corporation of Greater Mumbai, the said developer agreed to allot to SMT. MALAN LAXMAN SONAWANE, a Flat No.205 admeasuring 280 Sq. Ft. Carpet (31.22 Sq. Meter Built Up) area on 2nd floor of the newly constructed building known as Shree Ganesh Tower lying, being and situated at S. B. Pawar Marg, G. I. P. Store Lane, Lower Parel East, Delisle Road, Mumbai-400013 on ownership basis. hereinafter for brevity's sake referred to as the '**SAID FLAT**' and more particularly described in the Schedule hereunder written, on the terms and conditions therein mentioned.

**AND WHEREAS** the Vendor herein is the owners, absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Flat.

**AND WHEREAS** All the owner of the Flats of building known as Shree Ganesh Tower have formed and got registered a Co-operative Housing Society, namely Ganesh Kripa Co-operative Housing Society Limited, vide registration No. MUM/ W-G-S/ HSG/ TC/ 8550/ 2005-06 under the provision of Maharashtra Co-operative Societies Act 1960, hereinafter referred to as the '**SAID SOCIETY**'

**AND WHEREAS** the Vendor herein is also registered member and shareholder of Ganesh Kripa Co-operative Housing Society Limited, and as such, Vendor is the registered holder of 5 Shares of face value of Rs.50/- each of the aggregate value of Rs.250/- bearing distinctive Nos. 46 To 50 (both inclusive) issued by the said Society, hereinafter referred to as the '**SAID SHARES**' comprised in

Share Certificate No.10 hereinafter referred to as the '**SAID SHARE CERTIFICATE**'.

**AND WHEREAS** the Purchasers herein have agreed to acquire and purchase from the Vendor and the Vendor has agreed to assign, sell and transfer to the Purchasers all her rights, title and interest in the said Flat bearing No. 205 on the 2nd floor of the building known as "Ganesh Kripa Co-operative Housing Society Limited" situate at S. B. Pawar Marg, G. I. P. Store Lane, Lower Parel East, Delisle Road, Mumbai-400013, and the said Shares held by the Vendor of the said Society TOGETHER WITH the right, title and interest of the Vendor in all earlier agreement, if any, in respect of the said Flat for a total consideration of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs only) including the value of the said Shares of the said Society;

**AND WHEREAS** the Parties hereto have agreed to reduce into writing the terms and conditions on which the Vendor has agreed to sell, assign and transfer and the Purchasers have agreed to purchase and acquire the right, title and interest of the Vendor in the said Flat including the entire interest of the Vendor in the said Society;

**NOW THIS AGREEMENT WITNESSTH AND THE PARTIES HERETO AGREE AS FOLLOWS: -**

- 1) The Vendor doth hereby agree to sell, assign and transfer to the Purchasers and the Purchasers doth hereby agree to purchase and acquire all the rights, title and interest of the Vendor in the said Society including the said Flat bearing No. 205 admeasuring 280 Sq. Ft. Carpet (31.22 Sq. Meter Built Up) area on the 2nd floor of the building known as "Ganesh Kripa Co-operative Housing Society Limited" situate at S. B. Pawar Marg, G. I. P. Store Lane, Lower Parel East, Delisle Road, Mumbai-400013 TOGETHER with the said

Shares bearing Distinctive Nos. 46 To 50 under share Certificate No. 10 and all the right of the Vendor as to the use, occupation and enjoyment and ownership of the said Flat TOGETHER with all rights, title and interest of the Vendor in the said Society for a total consideration of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs only) to be paid by the Purchasers to the Vendor in the manner hereinafter mentioned.

- 2) Purchasers have paid to the Vendor the sum of Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only) by cheque being the part consideration before execution of this Deed. The Vendor doth hereby and also by the receipts hereunder admit, acknowledge and confirm and of and from the payment of the same and every part thereof doth hereby release and forever discharge the Purchasers.
- 3) The balance consideration amount of Rs.94,50,000/- (Rupees Ninety Four Lakhs Fifty Thousand only) shall be paid by the Purchasers to the Vendor within 45 Days from the date of issuing society NOC by the Vendor to the Purchasers for the purpose obtaining loan, from any Bank and/or any financial institute.
- 4) It is agreed by and between the parties that the Purchasers will pay a sum of Rs.1,05,000/- (Rupees One Lakh Five Thousand only) towards 1% payment of TDS on sale of property as per (Form 26QB) on behalf of Vendor and the same is to be deducted from the total consideration price of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs only).
- 5) That the Vendor shall put the Purchasers in vacant and peaceful possession of the said Flat on receipt of full payment as stated hereinabove. It is agreed between the parties that if the Purchasers fail to pay the balance consideration within stipulated period, in that case the

Vendor shall have liberty to cancel the said agreement and further undertakes to return the amount received from the Purchasers without any interest on immediate effect.

- 6) The Vendor doth hereby declare and covenant with the Purchasers that the said Flat is free from all encumbrances of any nature whatsoever AND THAT the Vendor has full right, title and interest in the said Flat and has full right and authority to assign and transfer her entire interest in the said Society including the said Flat and the said Shares to the Purchasers.
- 7) The Vendor has represented to the Purchasers: -
  - A) That the Vendor has paid all the dues and outgoings in respect of the said Flat up-to-date.
  - B) That the said Flat is free from all encumbrances, charges or mortgage of any nature whatsoever.
  - C) That the said Flat absolutely belongs to the Vendor and that no other person including legal heirs and blood relation person or persons have any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise.
  - D) That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor or any person, persons lawfully or equitably claiming by from through or in trust for her the Vendor has full right, power and absolute authority to sell, assign or transfer to the Purchasers the said Flat and her right, title and interest in the said Society AND THAT the Vendor has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and / or occupation of

vacant and peaceful possession of the said Flat to the Purchasers.

- 10) That the Purchasers shall pay all the Society's bills, taxes, water charges, electricity bills and any other dues of the said Flat since and after taking vacant and peaceful possession from the Vendor.
- 11) In the event of any payment of Society's bills, taxes, water charges, electricity bills and any other dues paid by the Purchasers in respect of the said Flat prior to the date of taking its actual vacant and peaceful possession, the Vendor shall reimburse the said amount to the Purchasers.
- 12) The Vendor shall at the request of the Purchasers in writing get the electricity bill, telephone bill, and gas connection in respect of the said Flat transferred in the name of the Purchasers.
- 13) That the Vendor shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the execution of these presents and until the date to handing over the vacant possession of the said Flat.
- 14) That the Vendor doth hereby further covenant with the Purchasers that she shall handover quiet and peaceful vacant possession of the said Flat with the fixed furniture's along with all original papers, documents, agreements in respect of the said Flat after receiving full consideration from the Purchasers and shall allow the Purchasers to occupy and enjoy the use of the said Flat without any hindrance, denial, demand, interruption or eviction by the Vendor and /or any other person/s lawfully or equitably claiming through her or in trust for the Vendor.



- 15) The transfer Fee for the Membership of the said Society and for transfer of the said Flat shall be paid by the Purchasers only.
- 16) That the Purchasers shall bear all the expenses towards the Registration of this agreement inclusive of payment of Stamp Duty.
- 17) That the conditions of the said Flat have been seen by the Purchasers in the Presence of the Vendor and it has been approved by the Purchasers and there shall not be any dispute and/or complaint regarding the condition of the said Flat by the Purchasers in whatsoever nature. The said Flat has been agreed to be purchased by the Purchasers on the principle of 'As it is where it is'.
- 18) That the Purchasers shall be entitled to have and hold the possession, occupation and enjoy exclusive use of the said Flat and they shall hold the same unto and the exclusive use and benefit of their successors and assigns forever without any claim, right, interest, demand or lien of the Vendor or any other person/s claiming through her subject to the payment of full consideration paid by the Purchasers to the Vendor.
- 19) That subject to the Terms and conditions of this Agreement, the Vendor transfer, assigns her rights, title, interest and surrender her claim in respect of the said Flat to the Purchasers and the latter is entitled to hold, possess, occupy and enjoy the said Flat without any interruption from the Vendor. The Vendor hereby further declares that she has full right and absolute authority to enter in to this agreement and that she had not done or performed any act, deed, matter or thing of whatsoever nature whereby she be

prevented from entering in to this Agreement and /or transferring the said Flat as purported to be done hereby or whereby the Purchasers hereto may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred hereby in their favour or whereby the quiet and peaceful enjoyment or possession of the Purchasers in respect of the said Flat may be disturbed and in the event of it being found that the Vendor was not entitled to enter into this Agreement and transfer her rights sought or purported to be transferred hereby and the Purchasers is not able to enjoy quiet and peaceful possession of the said Flat due to any such reason, The Vendor shall within the limit of consideration herein reserved and received shall be liable to compensate, indemnify and / or reimburse the full consideration received by her under this Agreement with prevailing Bank rate of interest to the Purchasers and also for any loss, damage which the Purchasers may suffer or sustained in that behalf by the acts of the Vendor.

- 20) The Vendor on request of the Purchasers present herself at the office of the Sub-Registrar of Mumbai City, having authority and admit execution of this Agreement for registering these presents.
- 21) The Vendor has obtained No Objection Certificate/ Written permission dated \_\_\_\_\_ from the said Ganesh Kripa Co-operative Housing Society Limited for the sale of the said Flat in the name of Purchasers.
- 22) The Vendor doth hereby undertake to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat and the said Shares of the said Society to and in favour of the Purchasers in the record of

the said Society to enable the Purchasers TO HAVE AND TO HOLD the said Flat and the Shares absolutely.

- 23) That the Vendor and the Purchasers doth hereby agree that on the full consideration being received and realized by the Vendor, the Vendor shall complete all the formalities as required under the provisions of M.C.S. Act, 1960 and Rules framed there under and also under the by-laws of the said Society by signing the necessary forms, undertakings, bonds etc. by the Vendor and the Purchasers for the transfer of the said Flat and Shares.
- 24) The Vendor doth hereby undertake to hand over all the originals documents, receipts, papers etc. or Xerox copy of documents, receipts, papers etc. whenever original document is not available pertaining to the said Flat to the Purchasers.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

RESIDENTIAL FLAT No. **205**, on **2nd** Floor, admeasuring **280 Sq. Ft. Carpet (31.22 Sq. Meter Built Up)** area, on Ganesh Kripa Co-operative Housing Society Limited (registered under Serial No. MUM/ W-G-S/ HSG/ TC/ 8550/ 2005-06) consisting of ground plus \_ floors, constructed in the year **2006**, situated at S. B. Pawar Marg, G. I. P. Store Lane, Lower Parel East, Delisle Road, Mumbai-400013, and said Building constructed on ALL THAT pieces or parcel of land bearing C. S. No. **200** Zone **12 / 91 F** of **Lower Parel** Division, being and situated at Delisle Road, Taluka Lower Parel, Mumbai Suburban District with the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day and the year first hereinabove stated.

SIGNED SEALED AND DELIVERED  
by the within named Vendor

\_\_\_\_\_  
**SMT. MALAN LAXMAN SONAWANE**  
in the presence of .. . .

SIGNED SEALED AND DELIVERED  
by the within named Purchasers

\_\_\_\_\_  
**MRS. DIPALI KISHOR SHIRWADKAR,**

\_\_\_\_\_  
**MR. KISHOR RAJARAM SHIRWADKAR**  
in the presence of .. . .

WITNESS

1.

2.

**RECEIPT**

**RECEIVED** of and from the within named Purchasers 1) **MRS. DIPALI KISHOR SHIRWADKAR** 2) **MR. KISHOR RAJARAM SHIRWADKAR**, the sum of Rs.10,50,000/- (Rupees Ten Lakhs Fifty Thousand only) as detailed in Para No. 2 hereinabove, being the Part consideration of the said Flat No. 205 in terms and conditions of the above Agreement, the day and year first hereinabove mentioned. Details of payment given hereunder;

1. Rs.\_\_\_\_\_-/- (Rupees \_\_\_\_\_ Only) by cheque No.\_\_\_\_\_, dated \_\_\_\_\_, drawn on \_\_\_\_\_, \_\_\_\_\_ Branch, issued in the name of SMT. MALAN LAXMAN SONAWANE.
2. Rs.\_\_\_\_\_-/- (Rupees \_\_\_\_\_ Only) by cheque No.\_\_\_\_\_, dated \_\_\_\_\_, drawn on \_\_\_\_\_, \_\_\_\_\_ Branch, issued in the name of SMT. MALAN LAXMAN SONAWANE.
3. Rs.\_\_\_\_\_-/- (Rupees \_\_\_\_\_ Only) by cheque No.\_\_\_\_\_, dated \_\_\_\_\_, drawn on \_\_\_\_\_, \_\_\_\_\_ Branch, issued in the name of SMT. MALAN LAXMAN SONAWANE.
4. Rs.\_\_\_\_\_-/- (Rupees \_\_\_\_\_ Only) by cheque No.\_\_\_\_\_, dated \_\_\_\_\_, drawn on \_\_\_\_\_, \_\_\_\_\_ Branch, issued in the name of SMT. MALAN LAXMAN SONAWANE.

I SAY RECEIVED RS.10,50,000/-.

**SMT. MALAN LAXMAN SONAWANE**  
VENDOR