



CHALLAN
MTR Form Number-6



GRN	MH015428579202425E	BARCODE					Date	01/02/2025-12:28:49		Form ID	25.2	
Department	Inspector General Of Registration					Payer Details						
Type of Payment	Stamp Duty					TAX ID / TAN (If Any)						
						PAN No.(If Applicable)						
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA					Full Name	DHANRAJ SUKHDEV CHAUHAN					
Location	THANE					Flat/Block No.	FLAT NO. 404 FOURTH FLOOR					
Year	2024-2025 One Time					Premises/Building						
Account Head Details			Amount In Rs.			Road/Street	JAY AMBIKA PALACE CHS LTD					
0030046401 Stamp Duty			210000.00			Area/Locality	BHAYANDAR EAST					
0030063301 Registration Fee			30000.00			Town/City/District						
						PIN	4	0	1	1	0	5
						Remarks (If Any)	SecondPartyName=SUBHASH KEDAR JANGID-					
						Amount In	Two Lakh Forty Thousand Rupees Only					
Total	2,40,000.00					Words						
Payment Details					BANK OF BARODA		FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02003942025020100276		1423158151			
Cheque/DD No.					Bank Date	RBI Date	01/02/2025-12:31:42		Not Verified with RBI			
Name of Bank					Bank-Branch		BANK OF BARODA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 8080316060
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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AGREEMENT FOR SALE

OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR SALE is made and entered into at BHAYANDAR, Taluka and Dist. Thane, this 03rd day of **FEBRUARY** in the Christian Year TWO THOUSAND TWENTY FIVE.

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BETWEEN

MR. SUBHASH KEDAR JANGID, aged about 52 years, PAN : AFWPJ9626A, Indian inhabitant, having address at Flat No. **404**, on the **FOURTH** Floor, **JAY AMBIKA PALACE CO-OP. HSG. SOC. LTD.**, situated and lying at Kasturi Park, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105, hereinafter referred to as the "**THE TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his legal representatives, executors, administrators, successor-in-

interest, till the last survivors and permitted assigns) of the

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1. **MR. DHANRAJ SUKHDEV CHAUHAN**, aged about 45 years, PAN : AFMPC5759H, 2. **MRS. VIDYAVATI DHANRAJ CHAUHAN**, aged about 44 years, PAN : AMIPC6119J, Indian inhabitants, having address at Room No. 7, Bharat Nagar, Navghar Road, Bhaji Market, Bhayandar (E), Tal. & Dist-Thane-401105, hereinafter referred to as the "**THE TRANSFEREES**" (Which expression shall, unless it be as repugnant to context or contrary to the meaning thereof, be deemed to mean and include their legal heirs, legal representatives, executors, administrators, successor-in-interest, till the last survivors) of the **SECOND PART**.

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WHEREAS, the Transferor is the owner and has exclusive possession along with share capital and otherwise well and sufficiently entitled to the Flat premises bearing No. **404**, on the **FOURTH** Floor, the Society known as "**JAY AMBIKA PALACE CO-OP. HSG. SOC. LTD.**", having Built up area 34.57 sq.mtrs., Situated and lying at Kasturi Park, Navghar Road, Bhayandar (East), Tal & Dist- Thane-401105 (more particularly described in the schedule hereunder written). The said premises herein after for the sake of brevity is referred to the said "FLAT PREMISES".

The Transferor is legal bonafide member of the **JAY AMBIKA PALACE CO-OP. HSG. SOC. LTD.**, a society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act, 1960 under No. TNA/(TNA)/HSG/(TC)/17633/2006-2007 Dated 27.07.2006 its registered office at the same building and whereas such member is registered share holder of Five fully paid up shares bearing Share Certificate No. 023 distinctive nos. from 111 to 115 (both inclusive) of the said society standing in his name and whereas such members and share holders, the Transferor has full right, interest and ownership and possession of the said Flat in the said society's building situated at Kasturi Park, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105.

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AND WHEREAS, by and under an agreement for sale dated 18.09.2006 entered into between M/S. AMBIKA PALACE hereinafter referred to as the One Part and MR. SUBHASH KEDAR JANGID party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore mentioned therein and took possession thereof and the same has been registered with the Sub-Registrar office, Thane-7, vide document No. 07576/2006, dated 27.09.2006.

AND WHEREAS, The Transferor herein confirm that the above said agreement executed between the above said Builder and the Present Transferor herein is legally valid, existing, subsisting and has not cancelled, terminated, revoked and the Transferor herein has quiet, vacant and peaceful physical possession of the said flat premises since the date he purchased. The Transferor further declares that except him there is no one else who had or has any right, title, interest or claim in the said Flat Premises or the shares.

AND WHEREAS, the Transferor herein confirm that the title of the said premises is clear, marketable and free from all types of encumbrances and has assured, declared and confirm that he has absolute right, title and interest of selling the above said Flat premises to whomsoever he wants without any types of hindrance, encumbrances from anybody.

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AND WHEREAS, the Transferor herein has agreed to assign his right, title, interest and shares along with ownership rights, under the said Agreement for sale with the Builder in respect of the said Flat premises and the Transferees herein agreed to acquire the said flat premises on terms, conditions and obligation hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH
AS FOLLOWS:-

1. The Transferor is the owner and in exclusively possession along with share capital of otherwise well and sufficiently entitled to the Flat premises bearing No. **404**, on the **FOURTH** Floor, in the society known as "**JAY AMBIKA PALACE CO-OP. HSG. SOC. LTD.**", at Kasturi Park, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105.
2. The Transferees herein agreed to acquire from the Transferor and the Transferor has agreed to sell the above said flat premises on as it is where it is basis at lump-sum sale consideration of **₹. 30,00,000/- (RUPEES THIRTY LAKHS ONLY)** being the Full & Final Payment for their claim for the said Flat premises and the Transferees shall take over the said premises on **OWNERSHIP BASIS** subject to terms, conditions and obligations contained in the said agreement with the above said Parties.

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3. (a) Transferees herein have paid to the Transferor a sum of ₹. 2,00,000/- (RUPEES TWO LAKHS ONLY) as a PART PAYMENT of the total agreed sale consideration to be acquired on OWNERSHIP BASIS by him after paying the balance amount of ₹. 28,00,000/-, which shall be paid within 45 days from the date of Registration.

(b) The Transferor hereby agrees and undertakes that immediately on receipt of Full & Final amount of agreed consideration as mentioned in clause (2) herein the Transferor will handover peaceful vacant possession of the said flat to the Transferees and shall clear all the dues prior to the possession of the said Premises by the Transferor along with all relevant documents including Maintenance bills, Property tax receipts etc. standing in his name and also agrees to handover all the original agreements,

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are certificates of the flat (c) It has been EXPRESSLY AGREED by the parties herein, that TIME PERIOD IS ESSENCE OF CONTRACT, as far as the above given balance payment is concerned. The Transferees are availing loan from banks/ institution and for that purpose the Transferor shall co-operate with Transferees to obtain from the said society all such papers, documents and NOC (No Objection Certificate) which may be required by banks/institution for disbursement/ sanctioning the loan amount in favour of Transferees.

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12. The Society transfer charges shall be paid by both the Transferor and the Transferees in equal proportion.
13. The Transferees shall bear and pay the charges towards the Stamp duty as per the Bombay Stamp Act and Registration charges, and thereafter lodge this Agreement before the concerned Joint Sub-Registrar of Thane, within the stipulated time limit and the Transferor has agreed to attend and to admit the execution thereof.

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THE SCHEDULE REFERRED TO ABOVE

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ALL THAT FLAT PREMISES bearing No. 404, on the FOURTH Floor, having Built up area 34.57 sq.mtrs., thereabouts in the society known as "JAY AMBIKA PALACE CO-OP. HSG. SOC. LTD.", having Regn No. TNA/(TNA)/HSG/(TC)/17633/2006-2007 Dated 27.07.2006, situated at Kasturi Park, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105, on the piece of land bearing Old Survey No. 169, New Survey No. 32, Hissa No. 8, Old Survey No. 174, New Survey No. 45, Hissa No. 10, Situated, lying and being in the Revenue Village KHARI, Tal & Dist-Thane, in the Registration District and Sub-District of Thane, within the Jurisdiction of MIRA BHAYANDAR MUNICIPAL CORPORATION.

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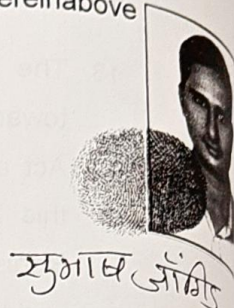
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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hand and seal to these presents the day and year First hereinabove written.

SIGNED SEALED AND DELIVERED BY]

THE WITHIN NAMED "TRANSFEROR"]

MR. SUBHASH KEDAR JANGID]



In the presence of....

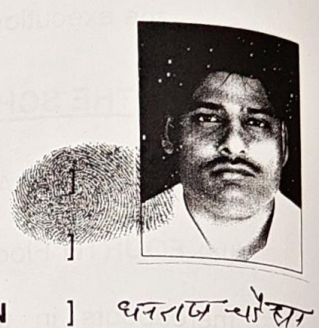
1. Jm JANGID

2. *Shauhan*

SIGNED SEALED AND DELIVERED BY]

THE WITHIN NAMED "TRANSFEREES"]

1. MR. DHANRAJ SUKHDEV CHAUHAN]



2. MRS. VIDYAVATI DHANRAJ CHAUHAN]

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In the presence of...

1. Name : Jm JANGID

Address : J. M. Jhangde
By *[Signature]*

Signature : _____

2. Name : *Shauhan*

Address : Sonu Chavhan
By *[Signature]*

Signature : _____



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RECEIPT (PART PAYMENT)

RECEIVED of and from the Transferees **1. MR. DHANRAJ SUKHDEV CHAUHAN 2. MRS. VIDYAVATI DHANRAJ CHAUHAN** for sale and transfer of the said Flat premises No. **404**, on the **FOURTH** Floor, **JAY AMBIKA PALACE CO-OP. HSG. SOC. LTD.**, situated and lying at Kasturi Park, Navghar Road, Bhayandar (East), Tal & Dist-Thane-401105, as a sum of ₹. **2,00,000/- (RUPEES TWO LAKHS ONLY)** as a PART Payment on the given terms and conditions as mutually agreed by way of CASH/CHEQUE as given below.

DATE	CASH/CHEQUE/ IMPS/ NEFT/ RTGS NO	BANK	AMOUNT(RS)
------	----------------------------------	------	------------

02.02.2025	NEFT	Bank of Baroda	2,00,000/-
REF. NO. 2025020220313189			

Total ₹. **2,00,000/-**

WITNESS:-

1. JMCHAUHAN2. Subhash

I SAY RECEIVED

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MR. SUBHASH KEDAR JANGID

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01-02-2025

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

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दुय्यम निबंधक : ठाणे 7

दस्त क्रमांक : 7576/2006

नोंदणी :

Regn:63m

गावाचे नाव : खारी

(1)चित्तेखाचा प्रकार	करारनामा
(2)मोबदला	रु.285000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 431434
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजे [गांव] खारी क्रमांक 2 (मिरा भाईदर महानगरपालिका), उपविभागाचे नाव - 2/15 - के) भु- विभाग खारी गावातील नवघर रोडचे उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती सर्व्हे क्रमांक सदनिका क्रं 404,4था,मजला,अंबिका पॅलेस,खारी,भाईदर पू,ठाणे.
(5) क्षेत्रफळ	34.57 चौ.मि.बिअप.
(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:-मे.अंबिका असो यांचे भागीदार संजय लालचंद जैन तर्फे कु.मु.म्हणून दिलीप जी कोठारी -- वय:- 42पत्ता:- ६पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-सुभाष केदार जांगीड -- वय:- 33पत्ता:- -पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2006
(10)दस्त नोंदणी केल्याचा दिनांक	27/09/2006
(11)अनुक्रमांक,खंड व पृष्ठ	7576/2006
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	4320
(14)शेरा	-

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