

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this 17th day in the month of FEBRUARY, 2025.

BETWEEN

1) MRS. PRISHA VISHAL BATHIJA, PAN APUPB9192H, aged 41 years, and 2) MR. VISHAL KISHIN BATHIJA, PAN ANMPB6144M, aged 45 years all Indian Inhabitant, residing at Flat No.14A, 14th Floor, Winter Garden Co-op. Hsg. Soc. Ltd., Cosmos Lounge, Behind Neelkanth Woods, Tikuji-ni-Wadi Road, Chiltalsar - Manpada, Thane (W),, hereinafter referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof include their respective heirs, executors, administrators and assigns) of the **FIRST PART:**

AND

1) MR. RAJ SANJEEV ODEDRA, PAN AAQPO7330R, aged 83 years, and 2) MRS. SHANTA SANJIV ODEDRA, PAN AASPO2216L, aged 59 years, both Indian Inhabitants, residing at Odedra Villa, Behind Neelkanth Woods, Manpada, Thane (W) 400607 hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their respective heirs, executors, administrators and assigns) of the **SECOND PART:**

हेतु वर हेतु
दस्त क्र. 3009 / 2024
E. 130



WHEREAS :-

1. WHEREAS TRANSFERORS herein are owners of the Flat bearing Flat No.14A admeasuring 632 sq. ft. Carpet area on 14th Floor, along with Open Car Parking Space No. 35, in WINTER GARDEN CO-OP. HSG. SOC. LTD., Reg. No.TNA / (TNA) / HSG / (TC) / 26475 / 2014 Dated 26/06/2014 lying, being and situated at COSMOS LOUNGE, Behind Neelkanth Woods, Tikuji-ni-Wadi Road, Chiltalsar - Manpada, Thane (W), bearing Gat No.59-A/3B/1, 3B/2, 3B/3, 3B/4, 5, 59/A/2 Hissa No. G-1,2, G-1, 59/A/16 Hissa No. B-2/1/2/2,B-2/1/2/1 of Revenue Village - Chiltalsar - Manpada, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation (hereinafter referred to as the "SAID FLAT") and who originally purchased the said flat from 1) MR. VIJAY GHANSHYAMDAS DODA and 2) MRS. POOJA VIJAY DODA vide an Agreement for Sale dated 07/10/2015 and registered the same

Raj Odedra
21/02/2025
Vishal Bathija
Prisha

सूची क्र.2

दुय्यम निर्बंधक : सह दु.नि.ठाणे 5

दस्तावेज क्रमांक : 3071/2025

नोंदणी :

Regn.63m

17/02/2025

गावाचे नाव : चितळसर मानपाडा

(1)चिन्हेचा प्रकार	करागनामा
(2)मोबदला	12100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतनापट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	9829189.59
(4) भू-मापन,पॉट्टिम्मा व परक्रमांक(अमल्याम)	1) पातिकेचे नाव:ठाणे मन.पा. इतर वर्णन : इतर माहिती: मदनिका क्रमांक 14 ए, 14 वा मजला, 1 कार पार्किंग नं 35 मद्रिन,बिटर गार्डन को.ऑप.श्री.मं.सी., कॉममॉम नॉज,टिकुजीनी बाडी रोड,चितळसर मानपाडा,ठाणे.मीने चितळसर मानपाडा गट नं 59-ए/3बी/1,3बी/2,3बी/3,3बी/4,5,59/ए/2,जी-1,2,जी-1,59/ए/16/बी-2/1/2/2,बी-2/1/2/1.मॉन नं 7/31-3ई-3). (Survey Number :-)
(5) क्षेत्रफळ	1) 632 चौ फूट
(6)भावागणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1). नाव:-प्रिभा विशाल बटीजा - - वय:-41; पत्ता:-प्लॉट नं: 14 ए , माळा नं: 14, इमारतीचे नाव: बिटर गार्डन सोसायटी,कॉममॉम नॉज , ब्लॉक नं: - , रोड नं: मानपाडा,ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:- APUPB9192H 2). नाव:-विशाल किशीन बटीजा - - वय:-45; पत्ता:-प्लॉट नं: 14 ए , माळा नं: 14, इमारतीचे नाव: बिटर गार्डन सोसायटी,कॉममॉम नॉज , ब्लॉक नं: - , रोड नं: मानपाडा,ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 नं:-ANMPB6144M
(8)दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1). नाव:-राज मंजीब अंशेदरा - - वय:-33; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: अंशेदरा विना. ब्लॉक नं: - , रोड नं: मानपाडा,ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AAQPO7330R 2). नाव:-आता मंजीब अंशेदरा - - वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: अंशेदरा विना. ब्लॉक नं: - , रोड नं: मानपाडा,ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-AASPO2216L
(9) दस्तऐवज करून दिल्याचा दिनांक	17/02/2025
(10)दस्त नोंदणी केल्याचा दिनांक	17/02/2025
(11)अनुक्रमांक,खंड व पृष्ठ	3071/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	847000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)धरा	

सह दुय्यम निर्बंधक, ठाणे क्र.

मुल्याकनामाटी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारनांना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to



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दस्त क्र. ३०७१ / २०२५

१४ / ३०



Thane Municipal Corporation
PART OCCUPANCY CERTIFICATE



Approval No. : TMCB/PO/2023/APL/00052
Proposal Code : TMCB-23-ENTRY-61657

Building Proposal Number - 203863
Date : 23/08/2023

Building Name :	BLDG NO 4 WINTER GARDEN(Mixed)	Floor :	0 - Residential(0.00 Sq mt), 1 - 1F(368.54 Sq mt), 2 - 2F(368.54 Sq mt), 3 - 3F(368.54 Sq mt), 4 - 4F(368.54 Sq mt), 5 - 5F(368.54 Sq mt), 6 - 6F(368.54 Sq mt), 7 - 7F(368.54 Sq mt), 8 - 8F(325.37 Sq mt), 9 - 9F(368.54 Sq mt), 10 - 10F(368.54 Sq mt), 11 - 11F(368.54 Sq mt), 12 - 12F(368.54 Sq mt), 13 - 13F(325.37 Sq mt), 14 - 14F(368.54 Sq mt), 15 - 15F(368.54 Sq mt), 16 - 16F(368.54 Sq mt), 17 - 17F(368.54 Sq mt), 18 - 18F(325.37 Sq mt), 19 - 19F(368.54 Sq mt), 20 - 20F(232.73 Sq mt)
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To,

i) Manish Gyanchand Mehta Through Ms Cosmos Constructions, Manish Gyanchand Mehta Through Ms Cosmos Constructions, Cosmos Construction, D. Dahyabhai And Co. Pvt.ltd,

PROPOSED RESIDENTIAL AND COMMERCIAL COMPLEX ON PLOT BEARING GUT NO. 59A H. NO. 3/B/1/1, GUT NO. 59A H. NO. 3/B/1/2/A, GUT NO. 59A H. NO. 3/B/1/2/B, GUT NO. 59A H. NO. 3/1/2/C, GUT NO. 59A H. NO. 3/B/2/1, GUT NO. 59A H. NO. 3/B/4/1, GUT NO. 59A H. NO. 3/B/5, GUT NO. 59A H. NO. 3/B/6, GUT NO. 59A H. NO. 16/B/2/1/2/1, GUT NO. 59A H. NO. 16/B/2/1/2/2, GUT NO. 59A H. NO. 2/G/1, GUT NO. 59A H. NO. 3/B/4/2, GUT NO. 59A H. NO. 3/B/2/2, GUT NO. 59A H. NO. 3/B/3 AT CHITALSAR MANPADA, THANE.

ii) Suvarna Ghosh (Architect)

Sir/Madam,

The PART development work / erection re-erection / or alteration in of building / part building No / Name **BLDG NO 4 WINTER GARDEN(0,1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20)** Plot No -, Final Plot No -, City Survey No./Survey No./Khasara No./ Gut No. Gut No. 59A H. No. 16/B/2/1/2/1, Gut No. 59A H. No. 3/B/5, Gut No. 59A H. No. 3/B/4/1, Gut No. 59A H. No. 3/B/1/2C, Gut No. 59A H. No. 3/B/6, Gut No. 59A H. No. 3/B/1/1, Gut No. 59A H. No. 2/G/1, Gut No. 59A H. No. 3/B/4/2, Gut No. 59A H. No. 3/B/2/2, Gut No. 59A H. No. 3/B/3, Gut No. 59A H. No. 3/B/1/2/B, Gut No. 59A H. No. 3/B/2/1, Gut No. 59A H. No. 3/B/1/2/A, Gut No. 59A H. No. 16/B/2/1/2/2, Village Name/Mouje Chitalsar Manpada, CHITALSAR MANPADA, Sector No. 4, completed under the supervision of Architect, License No CA/91/14324 as per approved plan vide Permission No. TMCB/RB/2023/APL/00070 Date 23/08/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly along with this letter. Hence, please refer approved plan issued vide Permission No TMCB/RB/2023/APL/00070 Date 23/08/2023

Signature valid

Digitally signed by SATISH PONDHARINATH UGILE
Date: 2023.08.23 18:42:43 IST
Reason: Approved Certificate

22. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and Maharashtra Co-operative Societies Act, 1960 and the rules made there under.

23. The TRANSFERORS and TRANSFEREES hereby declares that all the TRANSFERORS and TRANSFEREES hereby declares that all the rules made there under.



24. The TRANSFERORS and TRANSFEREES hereby declared and confirmed that they have understood all the contents and clauses of this agreement in the languages which they understand, from translator before signing this agreement and by signing this agreement they have accepted and agreed all the clauses of this agreement.

25. In ref to Application No. 332/2023 in the National Consumer Disputes Redressal Commissions at New Delhi seeking review of Order dated 12/6/2023 passed in the said Complaint, the National Consumer Disputes Redressal Commissions has passed order dated 23/10/2023 thereby rectified the order dated 12/6/2023 in terms of amount of compensation. As per the said Order dated 23/10/2023 the said Developer (Cosmos Constructions is liable to pay Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) to the complainants allottees, to the seller: Mrs Prisha Bathija & Mr. Vishal Bathija. The purchaser Mr Raj Sanjeev Odedra & Mrs. Shanti Sanjiv Odedra will not have any right to claim the said amount.

Handwritten notes in the left margin: 'Prisha', 'Vishal Bathija', and other illegible scribbles.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat No.14A admeasuring 632 sq. ft. in WINTER GARDEN CO-OP. HSG. SOC. LTD., Reg. No.TNA / (TNA) / HSG / (TC) / 26475 / 2014 Dated 26/06/2014 lying, being and situated at COSMOS LOUNGE, Behind Reelkanth Woods, Tikuj-ni-Wadi Road, Chiltasar - Manpada, Thane (W), bearing Gat No.59-A/3B/1, 3B/2, 3B/3, 3B/4, 5, 59/A/2 Hissa No. G-1.2, G-1, 59/A/16 Hissa No. B-2/1/2/2, B-2/1/2/1 of Revenue Village - Chiltasar - Manpada Taluka and District Thane, Registration District and Sub - ठाणे within the limits of Thane Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED, SEALED & DELIVERED By Within name of TRANSFERORS



1) MRS. PRISHA BATHIJA
2) MR. VISHAL KISHIN BATHIJA
In the presence of

1. Jayshree Odedra
2. BL

SIGNED, SEALED & DELIVERED by Within named "TRANSFEREES"

1) MR. RAJ SANJEEV ODEDRA
2) MRS. SHANTA SANJIV ODEDRA
In the presence of



Handwritten signatures and initials: 'Prisha', 'Vishal', 'Shanta', 'Raj'.

Handwritten notes at the bottom left: 'Prisha', 'Vishal', 'Shanta', 'Raj'.