AGREEMENT FOR SALE

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

BETWEEN

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 included for heils executors, administrators and assigns) of the FIRST PART:

AND

and 2) MRS. SHANTA SANJIV ODEDRA, PAN AASPO2216 and 59 years, both Indian Inhabitants, residing at Odedra Villa, William Book of the Standard Neelkanth Woods, Manpada, Thane (W) 400607 herein after response to the context or meaning thereof includes their response heirs executors, administrators and assigns) of the SECOND PART.

WHEREAS :-

WHEREAS TRANSFERORS herein are owners of the Flat bearing 1. 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. Mo.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 -Chitalsar - 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

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with Sub - Registrar of Assurances, Thane under Document No.

TNN5-10430-2015 at Receipt No.13565 dated 07/10/2015

10 owners of the said Flat. payable by them towards the said Flat and have been absolute TRANSFERORS have paid up the consideration amount

3 Shares from 731 to 740 and has all the rights, title and interest to of the said Society and holds Share Certificate No. 74 Comprising The TRANSFERORS are in possession of the said Flat as members

deal with the said Flat in whatever way they likes

TRANSFEREE BOOK the TRANSFEREES have agreed to purchase CHATENSFERORS have now agreed to sell the said Flat to the from the TRANSFERORS on ownership basis

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hereto have agreed upon the terms and conditions in

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FRANE OF the said sale of the Flat.

6 parties hereth being now desirous of recording the said terms Mattions in briting.

7 TRANSFEREES instead of TRANSFERORS herein as a no objection for this transaction

the society.

00 agreed upon interest and benefits in the said Flat and the TRANSFEREES agree The TRANSFERORS now intends purchase on the terms and conditions and covenants mutually by and between the parties hereto as hereinafter to sell all their rights,

HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS THEREFORE THIS INDENTURE WITNESSETH

the various terms and conditions stated herein in favour of the whereby they are prevented from entering into this agreement on the TRANSFERORS have not done any act, deed, matter or thing charges, claims and demands of any nature whatsoever and that Flat, and have got a clear title thereto free from all encumbrances The TRANSFERORS are the sole and absolute owners of the said

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AMOUNT OF THE Widely Balling busha

> alienate or encumber the said Flat and or any part thereof to or in entered into any agreement orally or in writing to sell, transfer, encumber the said Flat and or any part thereof and has not The TRANSFERORS have not agreed to sell, transfer, alienate or favour of any other person whomsoever,

The TRANSFERORS have not received any taken money, carrectus

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any other third party money or any amount whatsoever in respect of the sai

no outstanding mortgages, liens OF HERBOR 30

There are

penalties thereon. Wealth Tax, Gift Tax or any other amount by way of hasestable authority for recovery of any debt, decretal appaints income attachment before The said Flat is acquisition in respect of the said Flat. not subject matter of or after judgment of wel de Jamos law Bendung. CHOUSE, STA STATE STATE

0 of Law or other Authority. Court Receiver on the Said Flat or any part thereof issued by court There do not subsist any order of injunction or appointment of

of any nature whatsoever and the same is not attached either The said Flat hereby agreed to be sold is free from encumbrances authority or any deal with or dispose of right, title and interest in the said Flat and not given any undertaking to the taxation authorities so as not to before or after the judgment or at the instance of taxation that the TRANSFERORS have full and absolute power to deal with the same other authorities, and the TRANSFERORS have

selling or transferring the said Flat contemplated under these government authority or bank prohibiting from dealing with or presents Competent authority or Court or any government or semi-There are no attachment or prohibitory order issued by the

person or persons or authority pertaining to any period prior to the against all or any such claim agrees the books transfer of the said Flat to and in the name of TRANSFEREES in Should there be 6 indemnify and keep indemnified the TRANSFEREES / records of the society, the TRANSFERORS hereby any claim in respect of the said Flat from any

Vide House

दूरमम नियंधक : मह दू वि.ठाणे 5

दस्य समाज 3071/2025

Regn:63m

गाबाचे नाव: चितळसर मानपाडा

(1)विनेचाना प्रकार

करारनामा

(2)माबदना

12100000

(3) बाजारभाव(भाडेपटटयाच्या बाबनिनपटडाकार आकारणी देनों की पटटेडार ते नमुद करावें)

9829189.59

(4) भु-मापन,पोटहिस्सा व परक्रमाक(असल्याम) 1) पालिकचे नाव ठाणे म.न.पा. इतर वर्णन : इतर माहिती: सदिनका कमाक 14 ए.14 वा मजला,1 कार पाकिंग न 35 महित विटर गाईन की ऑप.ही.मी.नी.,कॉममीम लॉज.टिक्जीनी वाडी रोड,चिनळमर मानपाडा गट न 59-ए/3वी/1,3वी/2,3वी/3,3वी/4,5,59/ए/2,जी-1,2,जी-1,59/ए/16/वी-2/1/2/2,वी-2/1/2/1 सोन न 7/31-3ई-3) ((Survey Number: -:)

(5) सेत्रफळ

1) 632 जो फ़र

(6) आकारणी किया जुडी देण्यात असेल लेड्डा.

(7) दस्तांचन करन देणा-या/निहन ठेवणा-या पक्षकाराचे नाव विवा दिवाणी न्यायानयाचा हकुमनामा किया आदेश अमल्याम,प्रतिवादिचे नाव व पना 1): नाव:-प्रिशा विशाल वठीजा - - वय:-41; पना:-प्लॉट नं: 14 ए , माळा नं: 14, इमारनीचे नाव: विटर ग मोमापटी,कॉममॉय लॉज , ब्लॉव नं: -, रोड नं: मानपाडा,ठाणें , महाराष्ट्र, ठाणें, पिन कोड:-400607 पैन नं: APUPB9192H

2): नाव:-विशाल किशीन वठीजा - - वय:-45; पत्ता:-प्लॉट न: 14 ए , माळा न: 14, इमारतीचे नाव: विटर गार्डन मोसायटी,कोममोस लॉज , ब्लॉक नं -, रोड न: मानपाडा,ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 न:-ANMPB6144M

(8)दस्तर्गवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता 1): नाव:-राज मंजीव ओडंदरा - - वय:-33; पना:-प्लॉट मं: 0, माळा नं: 0, इमारतीचे नाव: ओडंदरा विला , ज्लॉक नं: -, रोड नं: मानपाडा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पैन नं:-AAQPO7330R 2): नाव:-शांता मंजीव ओडंदरा - - वय:-59; पना:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ओडंदरा विला ज्लॉक नं: -, रोड नं: मानपाडा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400607 पैन नं:-AASPO2216L

(9) दम्बांग्यज करन दिल्याचा दिनाक

17/02/2025

(10)इस्त नोंडणी कल्याचा दिनाक

17/02/2025

(11)अनुक्रमाक गांड व पृष्ट

3071/2025

(12)पालाएभावाप्रमाण मुद्रात शुल्त

847000

(13)पात्रारभावाधमाणे नोदणी शुल्क

30000

endvirer.

भणाकनामाठी विचारात घेतलेला तपशील -

मदाभ भूच्य आकारताना निवडलेला अनुच्छेद

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



टनन- ५ दस्त क्र. ३०७९



Thane Municipal Corporation PART OCCUPANCY CERTIFICATE

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

शंका आपने करिय Building Proposal Number - 203863

Date: 23/08/2023

Building Name:

BLDG NO 4 WINTER

Floor: GARDEN(Mixed)

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)

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

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-

दरत इंडिजिजिजिज क्रिकेटकांडांड of the same this document is registered Then all responsibilities of the same will be binding on The Teanspersons and TRANSFEREES hereby declares that all THE SUMPRES and TRANSFEREES only and Sub - Registrar of Revenue Department and its authorities and their not be responsible for the same d TRANSFEREES will indemnified them against

agreement they have accepted and agreed all the clauses of this translator before signing this agreement and by signing of this agreement in the languages which they understand, from THE THE TENERORS and TRANSFEREES hereby declared that they have understood all the contents and clauses

25 Vishal Bathija. The purchaser Mr Raj Sanjeev Odedra complainants allottees, to pay Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) to the 23/10/203 the said Developer (Cosmos Constructions is liable to dated 23/10/2023 thereby rectified the order dated 12/6/2023 Consumer Disputes Redressal Commissions has passed order Order dated 12/6/2023 passed in the said Complaint, the National Disputes Redressal Commissions at New Delhi seeking review of ref to Application No. 332/2023 in the National Consumer Sanjiv Odedra will not have any right to claim the said of amount of compensation. As per the said Order dated the seller: Mrs Prisha Bathija & Mr & Mrs

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