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**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this  
 10<sup>th</sup> day of February 2025 (Two Thousand Twenty Five) of the Christian era

*Nishant*  
*P.R. Rajalokar*  
*Subodh Gop*

**BETWEEN**

**MR. NISHANT ANAND PAWAR (PAN :-BRLPP0963L) AND MRS. PRIYANKA NISHANT PAWAR (PAN: BZIPR8828R) of Mumbai, Indian Inhabitant/s both having their address at Flat No. 001, Ground Floor, Wing A, admeasuring 225 sq. ft. carpet area, situated in the building known as "Pranay Kiran," constructed on Plot A bearing CTS No. 637/A of Village Ghatkopar-Kirol, Taluka Kurla, Mumbai – 400086, hereinafter referred to as the VENDORS/TRANSFERORS/SELLERS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors and administrators) of the ONE PART**



**AND**

**MRS. JAYA JITENDRA GUPTA (PAN : BIBPG0288G) of Mumbai, Indian Inhabitant/s having his/her/their address at Room No.213, MayurChawl No. 15, VTC Ghatkopar East, Mumbai- 400 075, hereinafter referred to as the PURCHASER/S/TRANSFEEE/ BUYER (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns) of the OTHER PART.**

**WHEREAS** the VENDORS/TRANSFERORS/SELLERS is the member of the **PRANAY KIRAN CO –OP. HOUSING SOCIETY LIMITED Ghatkopar West Mumbai 400086**, and is entitled to share certificates, society membership, and by virtue thereof is entitled to the absolute right, title, and interest to use, occupy and possess Residential Premises being, **Flat No. 001, Ground Floor, Wing A," In the building known as PRANAY KIRAN CO – OP. HOUSING SOCIETY LIMITED near Hansoti Cross Lane Ghatkopar West Mumbai 400086, admeasuring 225 sq. ft. carpet area, the plot of land bearing Plot A bearing CTS No. 637/A of Village Ghatkopar-Kirol, Taluka Kurla, Mumbai – 400086 Bombay within the limit of Greater Bombay in the**

*Nishant*  
*P.R. Rajalokar*

1 *JG GUPTA*

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registration	district land
Municipal "N" Ward "the	

reinafter for the sake of brevity referred to as "the said Flat Premises".

AND WHEREAS the VENDORS/TRANSFERORS/SELLERS herein is the absoluteowner, occupier, and possessor of the said Flat Premises being Flat No. 001, Ground Floor, Wing A," In the building known as PRANAY KIRAN CO -OP. HOUSING SOCIETY LIMITED near Hansoti Cross Lane Ghatkopar West Mumbai 400086,admeasuring about admeasuring 225 sq. ft. carpet area, the plot of land bearingPlot A bearing CTS No. 637/A of Village Ghatkopar-Kirol, Taluka Kurla, Mumbai - 400086Bombay within the limit of the registration district and sub-district of Bombay city and Municipal " N" Ward" and bonafide member of the said and holding Share Certificate "01" bearing share no. 1 to 5 (both inclusive) hereinafter for the sake of brevity referred to as "the said Building".



WHEREAS the VENDORS/TRANSFERORS/SELLERS is seized and possessed of or otherwise well and sufficiently entitled to a Residential premises being Flat bearing No.001 on GROUND floor in Wing A admeasuring 225.00 sq.ft. carpet area in building known as Pranay Kiran constructed on said Plot A situated, laying and being at Hansonti Cross Lane, Ghatkopar (West), Mumbai 400 086 with No Car Parking Space more particularly described in the schedule hereunder written and hereinafter referred to as the said resident premise.

AND WHEREAS M/s. Integrated Spaces Limited (i.e. Promoter herein) a company incorporated under Chapter IX of the Companies Act 1956 by the Registrar of Companies on 11th December 2008 under Corporate Identity Number: U45200MH2008PLC188840, having its registered office at Wing D, Karma Sankalp, Corner of 6th & 7th Road of Rajwadi, Ghatkopar (East), Mumbai - 400077, constructed building Pranay Kiran Co-operative housing Society, on the plot of land bearing C.T.S. No. 637 to 660, of Village Ghatkopar- Kirol, Taluka:- Kurla, Hansonti Cross Lane, Ghatkopar (West), Mumbai 400 086 The Promoter/developer sold the resident premise in sale component to the various resident premise purchasers on what is known as ownership basis.

Jobe J GUPTA

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*(Signature)*

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15.02.2022 registered under		

AND WHEREAS under agreement dated 15.02.2022 the VENDORS / No.KRL3-2407/2022 dated 15.02.2022 and acquired the said resident TRANSFERORS/SELLERS herein purchased and acquired the said resident premise Flat bearing No.001 on GROUND floor in Wing A admeasuring 225.00 sq.ft. carpet area in building known as Pranay Kiran constructed on said Plot A situated, laying and being at Hansonti Cross Lane, Ghatkopar (West), Mumbai 400 086 and has paid total consideration amount agreed upon and recorded in the said agreement dated 15.02.2022.

AND WHEREAS the Vendor has expressed his desire to assign, transfer and sell all her right, title, interest and claim in, at or upon the said resident premise Flat bearing No.001 on GROUND floor in Wing A admeasuring 225.00 sq.ft. carpet area in building known as Pranay Kiran; Ghatkopar (West), Mumbai to a prospective party along with all the benefits and privileges under the said agreement dated 15.02.2022.

AND WHEREAS the VENDORS /TRANSFERORS/SELLERS/ the Promoter/Developer all the amounts payable under the said agreement 15.02.2022 and no amount is due or payable under the said agreement under the said agreement dated 15.02.2022.

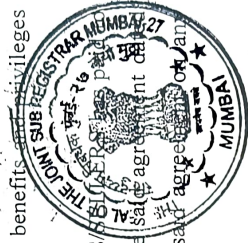
AND WHEREAS the Purchaser has offered to acquire and purchase the said resident premise under the provision of Maharashtra Co-operative Housing Society Act, 1960 under which the said Promoter/Developer sold the said residential premise to the Vendor herein. The terms and conditions are mutually agreed upon. The parties hereto desire to record the same in writing.

AND WHEREAS in under the member of the said Building the VENDORS /TRANSFERORS/SELLERS has now agreed to sell and transfer to the PURCHASER/TRANSFEREE the said Flat, the Share Certificate, and the PURCHASER has agreed to purchase and acquire all rights, Title, and interest of the VENDORS /TRANSFERORS/SELLERS in the said Building/ Flat together with the permanent and absolute right of use and occupation of the said Flat along with the deposit paid to the concerned authorities for the total cost price/consideration of Rs. 47,00,000/- (Rupees Forty Seven Lakh Rupees only)

That the VENDORS /TRANSFERORS/SELLERS has agreed to sell and the Transferee agreed to purchase from the VENDORS /TRANSFERORS/SELLERS the said flat with fixtures free from all and any encumbrances with all their rights

for J GUPTA

*(Signature)* P. P. Rajalakshmi





सूची क्र. 2

दस्तावेज क्रमांक : मह ३. नि. मुंबई 27

दस्तावेज क्रमांक : 4154/2025

नं.सूची :

Regn.63m

24/02/2025

भाषाचे नाव : **घाटकोपर**

- (1) विवेचनाचा प्रसार
- (2) मोबदला
- (3) राजीनामा (भाडेपट्ट्याच्या बाबत) याचकाद्वारे प्रसारणाची देवी ही परदेशी नै समुद्र (नाणे)

करारनामा  
4700000  
3213025.4

- (4) बुध्दापन (गैरलिम्बा व फरमासू) (असल्यामा)

1) पत्रिकेचे नाव: Mumbai Ma.na.p.a दस्त बाणं. महाराष्ट्र नं. 001, माळा नं. तळ मजला. ए. विंग. इमारतीचे नाव, प्रथम किऱ्या सहकारी युद्धसिर्माण संस्था मसालिद, ब्लॉक नं. हॅमिडी ब्लॉम सॅम, नॅड नं. घाटकोपर पश्चिम, मुंबई 400086. इतर माहिती. मीने घाटकोपर सिताळ. महाराष्ट्र नं. 225 चौ फुड कारोप, मुळ कारारनामा दस्त क्र करार-3/2407/2022 नं.सूची दिनांक 15/02/2022 अन्वये दस्त नं.सूचीकरण शुभन वा फरारनामा दस्त क्र करार-3/222000/- मुद्रांक आशिल्लिम 1958 अन्वये 5 (g) (a) (ii) अन्वये नमनांजिन दस्तानवर धरतेके मुद्रांक शुल्क रु 222000/- मुद्रांक आशिल्लिम 1958 अन्वये 5 (g) (a) (ii) अन्वये नमनांजिन दस्तानवन बाग्याचा आत पुनर्विक्री होत असल्याने शिल्लक मुद्रांक शुल्क रु 61000/- व नं.सूची ही रु 30,000/- दिनांक 27/01/2025 नवी भरलेली आहे. इतर माहिती दस्तात नमूद केल्याप्रमाणे. ( ( C.T.S. Number : 637A. : ) )

1) 25.09 चौ.मीटर

- (5) शेअरफळ

- (6) आकाराची किंवा जुडी देण्यात असेल तेव्हा.
- (7) रस्त्यांवर कच्चा देणा-या/विरून ठेवणा-या पध्दाताने नाव किंवा दिवाणी न्यायालयाचा पध्दाताना किंवा आदेश असल्यामा. प्रतिवादिने नाव व पना.

1) नाव-विशात आत पघार वयः-33. पता-ब्लॉक नं. 001, माळा नं. तळ मजला, ए. विंग. इमारतीचे नाव. प्रथम किऱ्या सहकारी युद्धसिर्माण संस्था मसालिद, ब्लॉक नं. हॅमिडी ब्लॉम सॅम, घाटकोपर पश्चिम, नॅड नं. माहापूर, MUMBAI. फिन कोड:-400086 फॅन नं.-BRLPP0963I  
2) नाव-विशात विशात पघार वयः-29. पता-ब्लॉक नं. 001, माळा नं. तळ मजला, ए. विंग. इमारतीचे नाव. प्रथम किऱ्या सहकारी युद्धसिर्माण संस्था मसालिद, ब्लॉक नं. हॅमिडी ब्लॉम सॅम, घाटकोपर पश्चिम, नॅड नं. माहापूर, MUMBAI. फिन कोड:-400086 फॅन नं.-BZLPR8828R

- (8) रस्त्यांवर कच्चा देणा-या पध्दाताने व किंवा दिवाणी न्यायालयाचा पध्दाताना किंवा आदेश असल्यामा. प्रतिवादिने नाव व पना

1) नाव-ज्या विरुद्ध गुण वयः-35. पता-ब्लॉक नं. रुम नं 213, माळा नं. .. इमारतीचे नाव. मुमुंर बाळ नं. 15. ब्लॉक नं. ब्लॅटीसी घाटकोपर पूर्व, नॅड नं. .. माहापूर, MUMBAI. फिन कोड:-400075 फॅन नं.-BIBPG0298G

- (9) रस्त्यांवर कच्चा दिव्याचा दिनांक
- (10) रस्त्यांवर कच्चा दिव्याचा दिनांक
- (11) अनुक्रमेण क्र. जेड व पुठ
- (12) शाजा-याबाप्रमाणे मुद्रांक शुल्क
- (13) शाजा-याबाप्रमाणे नं.सूची शुल्क
- (14) शंज

10/02/2025  
20/02/2025  
4154/2025  
61000  
30000



मुल्यांकनासाठी विचारारत घेतलेला नसणीकः-  
पुढाक शुल्क आकारनात निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुलम व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तावेज नं.सूचीकरण शिल्लक पत्रिका/ कर नंतरही अद्ययावत करणे पाजेब आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्सुबई महानगरपालिकेन माहितीगत आलेला आहे.  
आता हे दस्तावेज राजव करार्यासाठी कायमपयात रमते. जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily.  
It is necessary to update Relevant records of Property/ Property tax after registration of document.  
Details of this transcript on have been forwarded by Email ( dated 20/02/2025 ) toMunicipal Corporation of Greater Mumbai.  
No need to spend your valuable time and energy to submit this documents in person.

Annexure : J

2011	100/591	2022
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Slum Rehabilitation Authority

Administrative Building  
Anant Kankar Marg  
Bandra (East), Mumbai-400  
Email: info@sra.gov.in

2011	100/591	2022
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No. : SRA/ENG/89699/AP  
Date: 23 FEB 2012

To,  
M/s. Savia Associates  
24 A Shree Laxmi Niwas,  
M.G. Road, Opp. Bank of India,  
Chhatkopar (W),  
Mumbai-400 086.

Sub: Full Occupation permission for Sale Building No. 1 on plot bearing CTS No. 637 to 660 of Village Chhatkopar, Kiroli, situated at Hansoti Cross lane, Off Cama Lane, Chhatkopar (W), Mumbai for "Karma Kiran CHS Ltd."

Ref : Your letter dated 09-7-2011.

Gentlemen,

The full development work of Sale Building No. 1 comprising of +7 upper floors on above referred plot, completed under the supervision of Architect Shri M.R. Shendye vide Lic. No. S/283/LS, Structural Engineer Shri M.R. Shendye vide Lic. No. S/283/LS and Registered Site Supervisor Shri Shaadkuman N. Tei vide Reg. No. T/61/SS-1 & shown by red colour in the plans submitted by you is hereby granted, subject to the following condition.

- 1) That the Certificate Under Section 270A of BMC, Act shall be obtained from A.E. (W.W.) 'N' Ward and a certified copy of the same shall be submitted to this office.

One set of certified completion plan is returned herewith as token of approval please.

Yours faithfully,

*(Signature)*  
Executive Engineer - I  
Slum Rehabilitation Authority

*(Signature)*  
P. R. R. Shindekar



Share Certificate No. 01 Member's Regn. No. 01 No. of Shares 05 Flat No./Shop No. A-001

# Share Certificate

## PRANAY KIRAN CO-OP. HOUSING SOCIETY LTD.

Regd. No. MUM/SRA/HSG/(TC)/13487/2023  
Add.: Cama Lane, Hansoti Cross Lane, Chhatkopar (W), Mumbai - 400 080.

29	32	25	00
3029			



This is to Certify that Shri. / Smt. Mr. Nishant Anand Pawar &  
Mrs. Priyanka Nishant Pawar is the Registered Holder

of \_\_\_\_\_ fully paid up Shares of Rupees HUNDRED each numbered  
from 1 to 5 inclusive, in **PRANAY KIRAN CO-OP. HOUSING**  
**SOCIETY LTD.**

Given under the Common Seal of the said

on 08 day of Dec 20 24



*[Signature]*  
Mg. Com. Member

*[Signature]*  
Hon. Secretary

*[Signature]*  
Chairman



₹ **500/-**

PTO.