

मबई-२७		
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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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Municipal "N" Ward		

registration district and sub-district of Bombay city and Bombay suburban  
Municipal "N" Ward "hereinafter 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



Bombay in the registration district and sub-district of Bombay city and Bombay suburban Municipal "N" Ward" and bonafide member of the said Building/Society 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" and "said SHARES").

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.

Vijay J GUPTA

*[Handwritten signature]*  
P.R. Rajan

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15.02.2022 registered under		

AND WHEREAS under agreement dated 15.02.2022 registered under No.KRL3-2407/2022 dated 15.02.2022 the VENDORS / 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 has paid to the Promoter/Developer all the amounts payable under the said agreement dated 15.02.2022 and no amount is due or payable under the said agreement on any account.



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/TRANSFEE 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

J GUPTA

*[Handwritten signature]*

P. P. Rajalakshmi

24/02/2025

सूची क्र.2

दुयम निबंधक : मह दु.नि. मुंबई 27

दस्ता क्रमांक : 4154/2025

नोंदणी :

Regn 63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4700000
(3) वाजारभाव (मापेटटयाच्या थावनितापटाकार आकारणी देतो की पटेटदार ते नमूद करावे)	3213025.4

(4) भू-मापन, पोटहिस्सा व परक्रमांक (अमल्याम)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 001, माळा नं: तळ मजला, ए विंग, इमारतीचे नाव: प्रणय किरण सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: हॅमोटी क्रॉस लेन, रोड : घाटकोपर पश्चिम, मुंबई 400086, इतर माहिती: मौजे घाटकोपर किरोळ, सदनिकेचे क्षेत्रफळ 225 चौ फूट कार्पेट, मुळ करारनामा दस्त क्र करल-3/2407/2022 नोंदणी दिनांक 15/02/2022 अन्वये दस्त नोंदविलेला अमुन या दस्तावर भरलेले मुद्रांक शुल्क रु 222000/- मुद्रांक अधिनियम 1958 अन्वये 5 (g) (ii) अन्वये नमयोजित करून तीन वर्षांच्या आत पुर्नविक्री होत अगल्याने शिल्लक मुद्रांक शुल्क रु 61000/- व नोंदणी फी रु 30,000/- दिनांक 27/01/2025 रोजी भरलेली आहे, इतर माहिती दस्तात नमूद केल्याप्रमाणे .. (( C.T.S. Number : 637/A ; ))

(5) क्षेत्रफळ 1) 25.09 चौ.मीटर

(6) ओकागणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तानोंदवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1) नाव:-निशांत आनंद पवार वय:-33; पत्ता:-प्लॉट नं: 001, माळा नं: तळ मजला, ए विंग , इमारतीचे नाव: प्रणय किरण सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: हॅमोटी क्रॉस लेन, घाटकोपर पश्चिम, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-BRLPP0963L

2) नाव:-प्रियांका निशांत पवार वय:-29; पत्ता:-प्लॉट नं: 001, माळा नं: तळ मजला, ए विंग , इमारतीचे नाव: प्रणय किरण सहकारी गृहनिर्माण संस्था मर्यादित, ब्लॉक नं: हॅमोटी क्रॉस लेन, घाटकोपर पश्चिम, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400086 पॅन नं:-BZIPR8828R

(8) दस्तानोंदवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1) नाव:-जया जितेंद्र गुसा वय:-35; पत्ता:-प्लॉट नं: रूम नं 213, माळा नं: .. इमारतीचे नाव: मयुर चाळ नं. 15, ब्लॉक नं: व्हीटीसी घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-BIBPG0288G

(9) दस्तानोंदवज करून दिल्याचा दिनांक	10/02/2025
(10) दस्तानोंदणी केल्याचा दिनांक	20/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	4154/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	61000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुद्रांकनामाची विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेल्या अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुलभ व्यवहारामाठी नागरिकांचे सधमीकरण  
दस्तानोंदवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहत्मुंबई महानगरपालिकेकडे पाठविलेले आलेला आहे.  
आता हे दस्तानोंदवज दाखल करण्यासाठी कार्यालयात स्वतः 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 transact 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 persor.

Annexure : J

करल - ३	2010	100/994
2022		



(3)

Slum Rehabilitation Authority

Administrative Building  
Anant Kanekar Marg,  
Bandra (East), Mumbai-400 075  
Email: info@sra.gov.in

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8948	20	100
१०९५/AP		

No. : SRA/ENG/886/2012/AP  
Date:

23 FEB 2012

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



Sub: Full Occupation permission for Sale Building No. 1 on plot bearing CTS No. 637 to 660 of Village Ghatkopar, Kirol, situated at Hansoti Cross Lane, Off Cama Lane, Ghatkopar (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 Sharadkuman N. Teli vide Reg. No. T/61/SS-I & 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)*  
P. R. Rajapurokar

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



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

403-20	29	42	25	00
Mumbai - 400 086.				
2024				

Add.: Cama Lane, Hansoti Cross Lane, Ghatkopar (W), Mumbai - 400 086.

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 Society at \_\_\_\_\_  
on 08 day of Dec 20 24



MUMBAI



Mg. Com. Member

Hon. Secretary

Chairman

₹ 500/-

P.T.O.