

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane, on this ____ day of _____ 2025.

BETWEEN

1) MR. BALKRISHNA CHOKHA SAGARE (PAN: BBLPS3575B) Aged about 58 years, Indian Inhabitant, Occupation: Service, residing at: - Flat B - 302, 3rd Floor, GANRAJ CHS LTD., Koparkhairane, Navi Mumbai, Taluka and Dist. Thane, Maharashtra – 400 709., hereinafter called the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) **OF THE ONE PART.**

AND

1) MRS. TEJASVI VISHAL JADHAV (PAN: BBTPK7803G) (AADHAR NO. 5271 9263 0380) Aged about 34 years, Indian Inhabitant, Occupation: Service, residing at:- Room No. 1983, Sathewadi, Hawaldar Chawl No. 32, New Dnyansadhana College, Wagale Estate, Thane (West), Taluka and Dist. Thane, Maharashtra – 400 604., Hereinafter called the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) **OF THE OTHER PART.**

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WHEREAS the Vendor is the owner of **Flat No. 302**, on the **Third Floor**, area admeasuring **42.75 sq.mtrs.**, **Built-up**, in the **“B” Wing** and Building known as **“THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED”** (hereinafter referred to as **“SAID SOCIETY”**), Koparkhairane, Navi Mumbai, Taluka and Dist. Thane, Maharashtra – 400 709, Lying and being and situated at Plot No. 100, Sector - 14, in the revenue **Village – KOPARKHAIRANE**, Taluka and District - Thane, within the registration Sub-District and District Thane and within the limits of Navi Mumbai Municipal Corporation, together with the shares bearing **distinctive no. 166 to 170 (both inclusive)** vide **Share Certificate no. 34** and the society registered under the provisions of Maharashtra Co- Operative Societies Act,1960 and bearing **Registration No: N.B.O.M./ CIDCO/ HSG/ (TC)/ 3856/ JTR/ YEAR 2011-2012**. (Hereinafter for brevity's sake referred to as the **'SAID FLAT'**).

AND WHEREAS Mr. Mahadev Padaji Agaskar, Mr. Dharma Padaji Agaskar, Mr. Ghansham Padaji Agaskar, Mrs. Mukta Padaji Agaskar, Mrs. Dasaribai Padaji Agaskar, Mrs. Jankibai Motiram Patil, Mrs. Pushpa Shantilal Mhatre, Mr. Janardan Madhu Patil entered into an agreement for sale on 22/03/2002 with City Industrial Development Corporation (CIDCO). CIDCO leased the said land under Gaothan Expansion Scheme bearing Plot No. 100, Sector 14, Village Koparkhairane, Navi Mumbai.

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AND WHEREAS Mr. Mahadev Padaji Agaskar and others paid premium to CIDCO and CIDCO granted permission to the said Lessee to enter upon said land.

AND WHEREAS Mr. Mahadev Padaji Agaskar and others gave development rights in favour of M/S. R.R.P. Builders & Developers, vide Assignment cum sale dated 26/03/2002.

AND WHEREAS M/S. R.R.P. Builders & Developers seized and possessed the said land.

AND WHEREAS M/S. R.R.P. Builders & Developers developed the said property and sold the subject Flat in favour of MR. BALKRISHNA CHOKHA SAGARE, through an registered Agreement for sale dated 19/01/2006, duly stamped and registered at Thane-3, under serial no. THN/554/2006.

AND WHEREAS the said society was registered under Maharashtra Co-Op Society Act, 1960, vide **Registration No: N.B.O.M./ CIDCO/ HSG/ (TC)/ 3856/ JTR/ YEAR 2011-2012.**, under name and style **“THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED”** (hereinafter referred to as **“SAID SOCIETY”**), Koparkhairane, Navi Mumbai.

AND WHEREAS Vendors are members of the said society. The said society issued share certificate in favour of vendors **Share Certificate bearing No. 34**, bearing **distractive No. 166 to 170 (both inclusive)** for Rs. 100/- each issued by the said society to the Vendors. (Total share value of Rs. 500/- Only).

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AND WHEREAS the Vendor is desirous of disposing of his membership right, title and interest and claim in upon and over the said **Flat No. 302**, on the **Third Floor**, area admeasuring **42.75 sq.mtrs., Built-up**, in the **“B” Wing** and Building known as **“THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED” (hereinafter referred to as “SAID SOCIETY).**, Koparkhairane, Navi Mumbai, Taluka and Dist. Thane, Maharashtra – 400 709, Lying and being and situated at Plot No. 100, Sector - 14, in the revenue **Village – KOPARKHAIRANE**, Taluka and District - Thane, within the registration Sub-District and District Thane and within the limits of Navi Mumbai Municipal Corporation, together with the shares bearing **distinctive no. 166 to 170 (both inclusive)** vide **Share Certificate no. 34** and the society registered under the provisions of Maharashtra Co- Operative Societies Act,1960 and bearing **Registration No: N.B.O.M./ CIDCO/ HSG/ (TC)/ 3856/ JTR/ YEAR 2011-2012.,** together with the benefits of the deposits made by the Vendor with the Maharashtra State Electricity Board, and/or with the/Society.

AND WHEREAS the Vendor is desirous to sell the flat on ownership basis and the Purchaser is desirous to purchase the flat on ownership basis. AND WHEREAS the Vendor have approached the Purchaser for the sale of his right title and interest and claim in upon and over the said flat, deposits and shares held by the Vendor in the said Flat. AND WHEREAS THE Purchaser has verified all the documents relating to the property and has satisfied about

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the title and ownership of the said flat by the Vendor AND WHEREAS both the parties have decided to reduce the transaction in writing on the terms and conditions hereunder mentioned.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. The Vendor shall sell to the Purchaser and Purchaser shall purchase from the Vendor the said **Flat No. 302**, on the **Third Floor**, area admeasuring **42.75 sq.mtrs., Built-up**, in the **“B” Wing** and Building known as **“THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED”** (hereinafter referred to as **“SAID SOCIETY”**), Koparkhairane, Navi Mumbai, Taluka and Dist. Thane, Maharashtra – 400 709, Lying and being and situated at Plot No. 100, Sector - 14, in the revenue **Village – KOPARKHAIRANE**, Taluka and District - Thane, within the registration Sub-District and District Thane and within the limits of Navi Mumbai Municipal Corporation, together with the shares bearing **distinctive no. 166 to 170 (both inclusive)** vide **Share Certificate no. 34** and the society registered under the provisions of Maharashtra Co-Operative Societies Act,1960 and bearing **Registration No: N.B.O.M./ CIDCO/ HSG/ (TC)/ 3856/ JTR/ YEAR 2011-2012.**, together with the rights, title, interest and benefits of the deposits

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made by the Vendors with the Maharashtra State Electricity Board, and with the Society for the Consideration of **Rs. 55,00,000/- (Rupees Fifty-Five Lakhs Only)**.

2. The Vendor hereby declares that he has already obtained consent from **“THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED”** for sale of the said Flat to the name of the Purchaser as required under the law.
3. The Purchaser have agreed to pay the said total **consideration amount of Rs. 55,00,000/- (Rupees Fifty-Five Lakhs only)** to the Vendors in the following manner:
 - a) **Rs. 51,000/-** (Rupees Fifty-One Thousand only) paid through cash.
 - b) **Rs. 54,49,000/-** (Rupees Fifty-Four Lakhs Forty-Nine Thousand only) shall be paid within 60 days from the date of Registration of this Agreement by way of obtaining Bank Loan.
4. Once the Purchaser pays all the agreed consideration to the Vendor as referred in clause 3(b) above, the vendor will hand over the original documents to the purchaser and subject to realization of the instrument the vendor handover the possession of the said flat in favour of Purchaser.

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5. The parties hereto shall execute a transfer form appended to the bye-laws of the society with the **Share Certificate bearing No. 34**, bearing **distractive No. 166 to 170 (both inclusive)** for Rs. 100/- each issued by the said society to the Vendors. (Total share value of Rs. 500/- Only). The full amount of transfer fee as prescribed by the said society shall be borne by the Vendor and Purchaser in equal ratio. After receiving the entire consideration, both the parties shall execute a Transfer Form appended the Bye-Laws of the society.
6. After receiving the entire consideration, the Vendor shall co-operate and do the necessary things/acts necessary for transfer of name of the Purchaser in the record of the society and other statutory authorities.
7. It will be the responsibility of the Vendor to discharge all the liabilities in respect of the said Flat to the society till they hand over possession of the said Flat to the Purchaser and keep them indemnified against any claim, liability, expenses, demand, litigation, loss or damage or otherwise that may arise against the Vendor not paying dues and liable to be paid by them pertaining to the said Flat to the name of the Purchaser prior to the date of handing over the possession.
8. The possession of the flat will be handed over to Purchaser by the Vendor immediately after receiving

the balance consideration amount of **Rs. 54,49,000/-** (Rupees Fifty-Four Lakhs Forty-Nine Thousand only).

9. In case where the transaction gets cancelled, due to any circumstances relating to bank loan disbursement due to title or papers of the said flat, the Vendor shall refund the consideration amount received by the Purchaser without deduction and without interest within 7 days from the date of Execution of Registered Cancellation Deed. Provision for deduction in refund amount, if the deal is not completed from the purchaser where the vendor is not in default and this agreement for sale get cancelled.
10. Time is the essence of the contract and if the Purchaser failed to pay the consideration amount within a stipulated time limits as referred herein then the Vendor shall return the consideration amount as received upto that date. And they execute and registered Deed of Cancellation of this present and upon execution of cancellation deed and return of money as received, purchaser shall not have any right, title and interest of whatsoever nature and vendors can deal with the said premises/Flat in any manner whatsoever as they may deem fit and proper.
11. Vendor will not be responsible in respect of any claim liability, expenses, demand, litigation, loss or

damage or otherwise arises after the date of handing over the possession.

12. The Vendor undertakes to give to the Purchaser all such papers, the Vendor has in his custody, that may be necessary for effectively and completely transferring the deposits made by vendor with the various authorities, if any, including the Maharashtra State Electricity Board or Mahanagar Gas Ltd or Said Society or whatsoever, in respect of the said flat for fully and completely enjoying the same by Purchaser. The Vendor shall also execute such papers and documents that may be necessary for effectively and completely transferring the right, title and interest in the said Flat to the name of the Purchasers in the books and records of **“THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED”** (hereinafter referred to as **“SAID SOCIETY”**), Koparkhairane, Navi Mumbai, Taluka and Dist. Thane, Maharashtra – 400 709.

13. The **Electric Meter bearing No:** _____ and **Consumer No:** _____ is affixed to the said flat and the Vendors has agreed to transfer the said Flat along with the said Electric Meter & Connection to the Purchaser and Vendor further agrees to sign all the necessary paper for transfer of such electric meter.

14. This Agreement is subject to provision of Flat Ownership Act, 1963 and Rules framed there under

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and provisions of Co-operative Societies Act, 1960 and rules framed there under.

15. The Vendor agrees to cooperate and sign all papers pertaining to transfer of the said flat as and when required.

16. It is mutually agreed by and between the parties that the Charges of Stamp duty, Registration Fees and the Charges of this Agreement, Applications, Deeds, legal charges, whatsoever for legal Transfer of the right, title and interest of the SAID PREMISES/FLAT in favour of the Purchasers shall be borne and paid by Purchaser alone.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OFF: **Flat No. 302**, on the **Third Floor**, area admeasuring **42.75 sq.mtrs.**, **Built-up**, in the **“B” Wing** and Building known as **“THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED”** (hereinafter referred to as **“SAID SOCIETY”**), Koparkhairane, Navi Mumbai, Taluka and Dist. Thane, Maharashtra – 400 709, Lying and being and situated at Plot No. 100, Sector - 14, in the revenue **Village – KOPARKHAIRANE**, Taluka and District - Thane, within the registration Sub-District and District Thane and within the limits of Navi Mumbai Municipal Corporation, together with the shares bearing **distinctive no. 166 to 170 (both inclusive)** vide **Share Certificate no. 34** and the society registered under the provisions of Maharashtra Co- Operative Societies Act, 1960 and bearing **Registration No: N.B.O.M./ CIDCO/ HSG/ (TC)/ 3856/ JTR/ YEAR 2011-2012.**

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**IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR
RESPECTIVE HANDS TO THIS ON THE DAY AND YEAR
FIRST HEREIN ABOVE MENTIONED.**

SIGNED, SEALED AND DELIVERED)

By the within named "**VENDOR**")

Sr. No.	Name	Photo	Thumb	Signature
1.	MR. BALKRISHNA CHOKHA SAGARE			

In presence of)

1) _____

SIGNED, SEALED AND DELIVERED)

By the within named "**PURCHASER**")

Sr. No.	Name	Photo	Thumb	Signature
1.	MRS. TEJASVI VISHAL JADHAV			

In presence of)

1. _____

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R E C E I P T

Received, towards part consideration of the sale proceeds which the Vendor hereby acknowledge, as detailed below:

Payment made towards purchase Flat No. 302 , on the Third Floor , area admeasuring 42.75 sq.mtrs. , Built-up , in the “B” Wing and Building known as “THE GANRAJ CO-OPERATIVE HOUSING SOCIETY LIMITED” (hereinafter referred to as “SAID SOCIETY”), Koparkhairane, Navi Mumbai, Taluka and Dist. Thane, Maharashtra – 400 709.				
Mode of payment	Date of payment	Details of Cheque /NEFT/ RTGS	Bank and branch name	Amount of Rs.
Cash	-	-	-	Rs. 51,000/- (Rupees Fifty One Thousand Only)
			Total	Rs. 51,000/- (Rupees Fifty One Thousand Only)

I SAY I RECEIVED,
Rs. 51,000/-
(Rupees Fifty-One Thousand Only)

MR. BALKRISHNA CHOKHA SAGARE
(VENDOR)

VENDORS

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