



03/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई
शहर 2

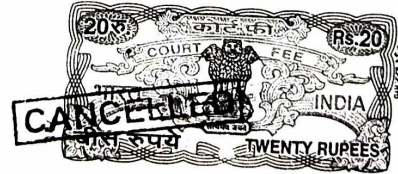
दस्त क्रमांक : 5286/2018

नोदणी :

Regn:63m

गावाचे नाव : सॉल्टपॅन

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मोबदला	7500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4465000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॉट नं.304,, माळा नं: 3 रा मजला,बिल्डिंग नं एम11ए, इमारतीचे नाव: ओम सीएचएस लीमीटेड, ब्लॉक नं: प्रतीक्षा नगर,सायन पूर्व,मुंबई - 400022, रोड नं: ,, इतर माहिती: ((C.T.S. Number : 4 ;))
(5) क्षेत्रफळ	1) 48.74 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विजय गंगाराम वैद्य वय:-46; पत्ता:-फ्लॉट नं: 09, माळा नं: ,, इमारतीचे नाव: डीव्हाला सीएचएस लीमीटेड,ए विंग, ब्लॉक नं: महावीर नागरी,खडपाडा , रोड नं: गंडधारे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABVPV8041J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अरविंद मनजी पटेल वय:-42; पत्ता:-फ्लॉट नं: शॉप नं. 9, माळा नं: ,, इमारतीचे नाव: पिंपळेश्वर बिल्डिंग, ब्लॉक नं: करी रोड, डीलाईल रोड, रोड नं: महादेव पालव मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AFRPP5140E 2): नाव:-रमीला अरविंद पटेल वय:-39; पत्ता:-फ्लॉट नं: शॉप नं. 9, माळा नं: ,, इमारतीचे नाव: पिंपळेश्वर बिल्डिंग , ब्लॉक नं: करी रोड, डीलाईल रोड, रोड नं: महादेव पालव मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-BMCPP8518H
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2018
(10)दस्त नोंदणी केल्याचा दिनांक	26/04/2018
(11)अनुक्रमांक,खंड व पृष्ठ	5286/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	375000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील



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

सह दुय्यम निबंधक
मुंबई शहर क्र. २

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is entered into at Mumbai on this 26th day of April, 2018.

BETWEEN

MR. VIJAY GANGARAM VAIDYA, (46 years), PAN No. **ABVPV8041J**, adult, Indian Inhabitant of Mumbai, currently residing at, 09/ A wing, Divhala CHS Ltd, Mahavir Nagari, Gandhare Road, Khadapada, Kalyan (West) - 421301., hereinafter referred to as "**SELLER**" (which expression unless repugnant to the context or meaning thereof to mean and include his respective heirs, executors, administrators and assigns) of the ONE PART.

AND

MR. ARVIND MANJI PATEL (42 years), PAN No. **ARPP85140E**, adult, Indian Inhabitant of Mumbai, currently residing at Shop No. 9, Pimpaleshwar Bldg, Mahadev Palav Marg, Currey Road, Delisle Road, Mumbai - 400013 & **MRS. RAMILA ARVIND PATEL** (39 years), PAN No. **BMCPP8518H**, adult, Indian Inhabitant of Mumbai, currently residing at Shop No. 9, Pimpaleshwar Bldg, Mahadev Palav Marg, Currey Road, Delisle Road, Mumbai - 400013., hereinafter referred to as "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.



अनुभव नसून
रामिला यांच्याकडे

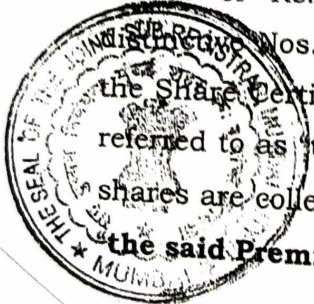
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५२५	५/२५

WHEREAS:-

A. AND WHEREAS **MR. VIJAY GANGARAM VAIDYA** the Original Allottee of **Flat No 304 in Building No. M11A, Om CHS Ltd, Pratiksha Nagar, Slon (East) Mumbai - 400022.**, (Herein after referred and called to as the "said Flat Premises", more specifically described in the Schedule hereunder written vide ALLOTMENT LETTER OF MUMBAI HOUSING AND AREA DEVELOPMENT BOARD (A MHADA UNIT) Allotment Letter 8845/dated 29/10/2009.

B. Incidental to holding the said Flat, the Seller is enjoying membership rights of the said **OM** Co-operative Housing Society Ltd., being a Society duly formed and registered under the Maharashtra Co-operative Societies Act, 1961, under Registration No. MUM/ MHADB/ HSG/ (TC)/ 13015/ 2010-11, hereinafter for the sake of brevity referred to as "**the Said Society**") and holding 10 (Ten) fully paid up shares of Rs. 50/- each of the said Society bearing Nos. 051 to 060 (both inclusive) incorporated in the Share Certificate No. 006 of the said Society hereinafter referred to as "**the said Shares**"). The said flat and the said shares are collectively, for the sake of brevity, referred to as "**the said Premises**".



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C. The Seller has agreed to sell, transfer and assign to the Purchasers and the Purchasers have agreed to purchase from the Seller the said Premises i.e. the said Shares and all the beneficial right, title and interest of the Seller in the said flat together with the right to use and occupation thereof at for the price of **Rs 75,00,000/- (Rupees Seventy Five Lakhs Only)** and on the terms and conditions hereunder. The parties hereto are desirous of recording the terms and conditions of this Agreement in writing;-

Handwritten text in Marathi script, likely a signature or a note related to the agreement.

Handwritten signature in Marathi script.

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

1. The Seller has agreed to sell, transfer and assign and the Purchasers has agreed to purchase and acquire the said Premises i.e. the said Shares and all beneficial right, title and interest in the said Flat in the said Society together with Sinking Fund and all deposits of the Seller lying at the credit of the Seller with the said Society for the total price of **Rs 75,00,000/- (Rupees Seventy Five Lakhs Only)** (hereinafter referred to as the "**Total Sale Consideration**"). The Total Sale Consideration shall be paid by the Purchasers to the Seller in the manner specified in clause 2 herein below.

2. The Purchasers has paid to the Seller Total Sale Consideration towards the sale of the said Premises i.e. the said Shares and all beneficial right, title and interest in the said premises in the following manner :-

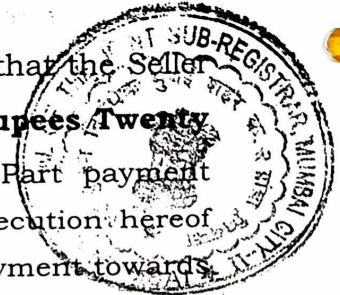
i) The Seller doth hereby admit and acknowledge that the Seller has received a total sum of **Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Only)** from the Purchasers as Part payment towards the total Sale Consideration before execution hereof the present Agreement as and by way of part payment towards the Total Sale Consideration, detailed as below -

a) Cheque No. 396561 dated 28/02/2018 from Shalini Sahakari Bank Ltd - **Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)**.

शालिनी सहकारी बँक
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Shalini

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b) Cheque No. 396562 dated 05/03/2018 from Shalini Sahakari Bank Ltd - **Rs. 5,00,000/- (Rupees Five Lakhs Only)**

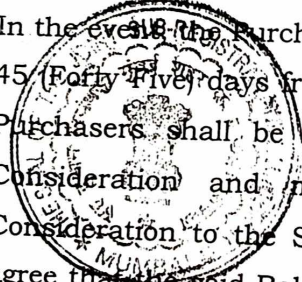
c) Cheque No. 396564 dated 12/03/2018 from Shalini Sahakari Bank Ltd - **Rs. 6,25,000/- (Rupees Six Lakhs Twenty Five Thousand Only)**

d) **Rs. 75,000/- (Rupees Seventy Five Thousand Only)** deposited SBI Bank towards TDS (Tax Deducted at Source) under Section 194IA of Income tax Act 1961.

ii) The balance payment out of the Total Sale Consideration viz: **Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only)** (the "Balance Sale Consideration") shall be paid by the Purchasers to the Seller by way of release of home loan to be availed of by the Purchasers from Bank or Finance Institution, said loan shall be availed by the Purchasers and disbursed to the Seller within 45 (Forty Five) days from the date of signing this present.

iii) In the event the Purchasers is not able to avail the loan within 45 (Forty Five) days from the date of signing this present, the Purchasers shall be at discretion to arrange the Balance Consideration and make the payment of the Balance Consideration to the Seller. In either option, the Purchasers agree that the said Balance Consideration shall be paid to the Seller within 45 (Forty Five) days from the date of signing this present. Where time is the essence of the contract, failing which the said agreement will stand terminated and all amount paid to the Seller will be refund back to the Purchasers without interest. After deduction of expenses and charges incurred by the Seller for the deal.

iv) The Seller shall hand over quiet, vacant and peaceful possession of the said premises to the Purchasers simultaneously upon the receipt of Total Sale Consideration by the Seller in accordance with this Agreement.



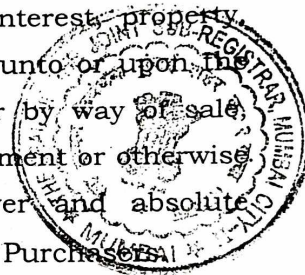
बबई - २	
५२६	२६
२०१८	

अखिल नरेश वरिष्ठ
२४/०३/१८ २४/०३/१८

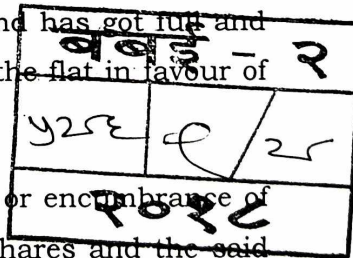
3. Simultaneously with the receipt of the Balance Sale Consideration by the Seller shall handover physical, vacant and peaceful possession of the Flat and share certificates to the Purchasers. Moreover Sinking Fund and all deposits of the Seller lying at the credit of the Seller with the said Society shall stand transferred in favour of the Purchasers and the Seller undertake to do all things and execute all documents necessary to ensure the same.
4. It is expressly agreed by the Parties, that the refund of municipal taxes, if any, till the date of possession of the said flat shall be returned to the Seller. The Purchasers shall not claim any lien or right over the said amount.

The Seller hereby covenant with the Purchasers as follows:-

i) that the Seller is the sole and absolute owner of the said Premises i.e. the said Flat and the Shares and no other person or persons, has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said shares and the said premises, either by way of sale, charge, mortgage, lien, gift, trust, lease, easement or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Purchasers.



ii) He is the absolute owner of the said flat and has got full and absolute right to sell, transfer, and assign the flat in favour of the Purchasers.



iii) that the Seller has not created any charge or encumbrance of whatsoever nature in respect of the said shares and the said premises, nor shall the Seller create any encumbrance during the validity of this Agreement, nor are the said Premises i.e. the said Flat and the Shares subject matter of any litigation nor are the same or any of them attached in the execution of any decree nor has the Seller or any of them created any tenancy or lease or any right in favour of anyone in respect of the said premises nor will the Seller create any such tenancy

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दस्त क्रमांक : बबइ2/5286/2018
दस्ताचा प्रकार :- अॅग्रीमेंट टू सेल

दस्त गोपवारा भाग-2

बबइ2

दस्त क्रमांक: 5286/2018

20

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: विजय गंगाराम वैद्य
पत्ता: प्लॉट नं: 09, माळा नं: .. इमारतीचे नाव:
डीव्हाला सीएचएस लीमीटेड, ए विंग, ब्लॉक नं:
महावीर नागरी, खडपाडा, रोड नं: गंडधारे रोड,
महाराष्ट्र, ठाणे.
पॅन नंबर: ABVPV8041J

(Signature)

पक्षकाराचा प्रकार

लिहून देणार

वय :- 46

स्वाक्षरी:-

छायाचित्र

अंगठ्याचा ठसा



2 नाव: अरविंद मनजी पटेल
पत्ता: प्लॉट नं: शॉप नं: 9, माळा नं: .. इमारतीचे
नाव: पिंपळेश्वर बिल्डिंग, ब्लॉक नं: करी रोड,
डीलाईल रोड, रोड नं: महादेव पालव मार्ग,
महाराष्ट्र, मुंबई.
पॅन नंबर: AFRPP5140E

(Signature)

लिहून घेणार

वय :- 42

स्वाक्षरी:-



3 नाव: रमीला अरविंद पटेल
पत्ता: प्लॉट नं: शॉप नं: 9, माळा नं: .. इमारतीचे
नाव: पिंपळेश्वर बिल्डिंग, ब्लॉक नं: करी रोड,
डीलाईल रोड, रोड नं: महादेव पालव मार्ग,
महाराष्ट्र, मुंबई.
पॅन नंबर: BMCPP8518H

(Signature)

लिहून घेणार

वय :- 39

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 26 / 04 / 2018 01 : 10 : 14 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अमरजीत बी पाटील
वय: 24
पत्ता: गोहर्ताज बिल्डिंग, हिंदमाता, दादर पूर्व, मुंबई
पिन कोड: 400014

(Signature)

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव: मनोज एन गायकवाड
वय: 32
पत्ता: टी-16/102, प्रतीक्षा नगर, सायन पूर्व, मुंबई
पिन कोड: 400022

(Signature)

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 26 / 04 / 2018 01 : 12 : 24 PM

शिक्का क्र.5 ची वेळ: 26 / 04 / 2018 01 : 12 : 49 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-2

