



महाराष्ट्र MAHARASHTRA

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CB 871554



उप कोषागार अधिकारी
कल्याण

AGREEMENT FOR SALE

28 FEB 2024

THIS AGREEMENT FOR SALE IS MADE AND ENTERED INTO
AT ULHASNAGAR-3, DIST.THANE, ON THIS 05th DAY OF
March, 2024

BETWEEN: -



*श्रीमती वसुधा गंगारणे उताईवी

*शुकींद

2593

NOT
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JAN

MRS. SHALINI BABU GANGAVANE,(PAN NO.CJGPG7299N)

Adult Aged about 58 years, residing at:- Vijay Patil Chawl, Basant Bahar Road, Near Swami Shanti Prakash school, Ulhasnagar-5, thane Maharashtra-421005. Hereinafter called as the **"TRANSFERORS/**

VENDORS/ SELLERS" (Which expression shall mean include his heirs, executors, successors, assigns, administrators representative)..... **THE PARTY OF THE FIRST PART;**



AND

1. MR. SUBHODH JALESHWAR DAS.(PAN NO.CHNPD2112G)

Adult Aged about 36 years, **2 .MRS. USHA DEVI. (PAN NO.**

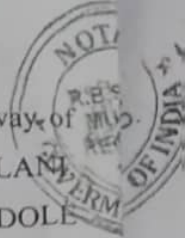
AEWPU9393J) Adult Aged about 36 years, Residing at: Jaleshwar Das, Village-Pipra Khem Post Piprakhem thane kalyanpurchakia east champaran, Bihar-845412. Hereinafter called as the

"TRANSFEREES/VENDEES/PURCHASERS" (Which expression shall mean include his heirs, executors, successors, assigns, administrators & representative).....**THE PARTY OF THE SECOND PART;**

WHEREAS

AND WHEREAS the Vendor Aforesaid is absolute owner of Residential Premises Room Area Admeasuring about 300 sq.fts known as room situated at near shanti Prakash ashram, Opp BK. No. 2002, Ulhasnagar-421005, Dist. Thane, (M.S)and duly fitted with separate Electric connection bearing consumer no 021514381493 and assessed under Ulhasnagar Municipal corporation ward no 56, Property no 56DI011968200, Sr No. 56/2013, Ulhasnagar-421005. More particularly described in the Schedule hereunder written, hereinafter called as **'THE SAID PROPERTY/FLAT.'**

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AND WHEREAS Vendor has acquired aforesaid property by way of Purchased Form SHRI.SHANKARJURIYAMAL TOLANI Notarized Agreement for sale before Notary Advocate G.Z. BADOLE vide reg.no.113, Sr.No.490 on dated 07/07/2015.

(A) The Vendor represent confirm that they was sole, exclusive and absolute owner and nobody else have any right, title or interest or power to sell, convey transfer and assigns the Said Share Certificate, their Membership Right and the Said Flat or right to receive any consideration in respect thereof.

(B) The Vendor both hereby grants, conveys, sell and transfer the Said Flat along with all rights, titles, interest, Co-Membership right, belonging connections, amenities, Shares to the Purchasers for a valuable agreed consideration RS.11,90,000/- Of (Rupees Eleven Lac Ninety Thousand Only) The Purchasers have accepted the Said Proposal.

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

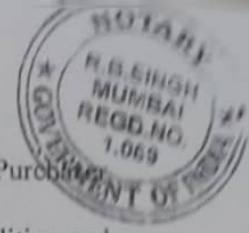
1. The Vendor both hereby agrees confirms and acknowledges

To we have Received From Purchasers amount of RS.11,90,000/- (Rupees Eleven Lac Ninety Thousand only) in the following manner:-

2. That Possession of Said Flat peacefully & legally to be handed

Over by the Seller to the Purchaser on or before honour (i.e. realization of Cheque) of the above said Cheque and the Purchaser accept and acknowledge the same.

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3. The Vendor does hereby declare & covenant with the Purchaser that the Said Flat and the Said Shares are free from all liabilities and encumbrances and that nobody has any claim therein or any part or portion thereof by way of sale, exchange, mortgage, hypothecate, charges, gift, trust, maintenance, line or otherwise whatsoever and howsoever. And the Vendor shall pay & clear all dues, payments, outstanding liabilities of any nature in respect of Said Flat till the date of final sale & from date of Final Sale the Purchaser is liable to pay & abide all rules, regulations & bye-laws of Authority in concern.

4. The Vendor does hereby declare and covenant with the Purchasers that notwithstanding any act, deed, document, matter or thing whatsoever by the Vendor or by any person or persons equitably claiming by, though, from or under his or in trust for his done, made, committed or omitted or willingly suffered to the contrary, the Vendor has now in himself good right, full power and absolute authority to deal negotiate, sell and transfer the Said Flat and the Said Shares agreed to be sold by him to the Purchaser.

5. The Purchaser agrees and declares that he would use the Said Flat for the purpose of their Residence.

6. The Purchaser agrees and declares that he shall become the member of the Said Society and shall observe, perform and abide by the rules and regulations, laws and bye-laws of the Said Society and shall not commit breach thereof.

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The Vendor agrees and declares that no order is passed either by any court or authority and/or income tax authority or any other authority prohibiting and/or restricting them from transferring or selling the Said Flat and the Said Shares of the Society to the Purchaser.

8. That the Purchaser hereby assures, confirms to the Vendor that he will use the Said Flat for residential purpose and he will not conduct any illegal activities/business, which will be harmful to the Said Building and/or disturbing to other members of the Said Building.

9. That the Purchaser hereby undertakes to pay all the legal charges, stamp duty, and registration charges for the transfer of the said flat in his name. In the event of any arrears, liabilities or other dues whatsoever in nature relating to previous agreements, the same will be paid by the Vendor.

10. The Vendor hereby covenants with the Purchaser that he had paid to the society all dues i.e. services charges, monthly maintenance, electricity bill, Municipal Property Tax, or any other charges up to the date of possession in respect of the said flat and owing to the said flat society and in the event of any claim being made in this regards, the same shall be borne by and paid by the Seller. Dues pertaining till the date of possession, if any payable in future, shall be borne by the Seller.

11. Thereafter the Purchasers shall be fully responsible for all such outgoing and other dues.

12. That the Society hereby allows and accepted membership of the New Member.

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13. The Purchaser shall be entitled to become the member of the said flat society book of record and the Seller agrees to sign and execute all the relevant papers, documents pertaining to share certificate required for the purpose of transferring the said flat in the favour of the Purchaser.

14. THAT THIS AGREEMENT has been executed under section of Maharashtra Flat Ownership Act, 1963 & Co. Operative Society's Act.

*** SCHEDULE OF THE PROPERTY ***

ALL THAT PIECE AND PARCEL OF the Vendor Aforesaid is absolute owner of Residential Premises Room Area Admeasuring about 300 sq.fts known as room situated at Near shanti Prakash ashram, Opp BK.No.2002, Ulhasnagar-421005, Dist Thane, (M.S) and duly fitted with separate Eclectic connection bearing consumer no 021514381493 and assessed under Ulhasnagar Municipal corporation ward no. 56, Property no.56DI011968200, Sr. No.56/2013, Ulhasnagar-421005.

IN WITNESS WHEREOF the parties have to set and subscribed their respective hand and seal to this writing on the day and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED
UNDERSTOOD & DELIVERED BY
THE WITHIN NAMED VENDOR/SELLER
MRS.SHALINI BABU GANGAVANE
IN THE PRESENCE OF.....

SIGNED, SEALED READ HEARD
UNDERSTOOD & DELIVERED BY
THE WITHIN NAMED PURCHASER'S

1. MR. SUBHODH JALESHWAR DAS

2. MRS. USHA DEVI

05 MAR 2024

SIGNED BEFORE ME

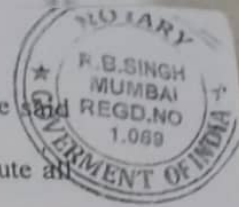
R.B. SINGH LL.B. LL.M.
ADVOCATE & NOTARY
Government of India
Borivali East, Mumbai 400065

NOTED & REGD.

SR.NO. 627 PNO 78 YMD 2024

05 MAR 2024

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* RECEIPT *

Received amount of from aforesaid Purchasers **MR.SUBHODH JALESHWAR DAS & MRS.USHA DEVI** RS.11,90,000/- (Rupees Eleven Lac Ninety Thousand Only) by **Cheque/Rtgs** in following manner :-

Date	CHEQUE/RTGS	Amount	Name of Bank
10/11/2023	CASH	30,000	SELF
12/12/2023	CASH	1,00,000	SELF
12/12/2023	UPI	50,000	Bank Of India
13/12/2023	UPI	50,000	Bank Of India
03/01/2024	572589	2,00,000	Bank Of India
30/01/2024	CASH	20,000	SELF
05/02/2024	572594	1,50,000	Bank Of India
05/03/2024	572598	5,90,000	Bank Of India
	Total	11,90,000/-	

Being the amount towards sale of above said property. As stated hereinabove.

I SAY RECEIVED
Rs.11,90,000/- ONLY

MRS.SHALINI BABU GANGAVANE
'VENDOR'S/SELLER'S'

WITNESSES:-

1.
2.



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* शालिनी बाबू गंगवणे

उत्तरी

* सुप्री

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या 8338
Permanent Account Number Card
CJGPG7299N

नाम / Name
SHALINI BABU GANGAVANE

पिता का नाम / Father's Name
GOVIND BURVE

जन्म की तारीख / Date of Birth
01/01/1965

हस्ताक्षर / Signature



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भारत सरकार
GOVERNMENT OF INDIA

शालिनी बाबू गंगावणे
Shalini Babu Gangavane

जन्म वर्ष / Year of Birth : 1965
स्त्री / Female



7025 2927 4798

आधार - सामान्य माणसाचा अधिकार

शालिनी बाबू गंगावणे



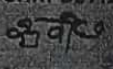
NOTARY
R.B. SINGH
MUMBAI
REGD. NO.
1069
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHODH JALESHWAR DAS
JALESHWAR DAS

23/03/1988
Permanent Account Number
CHNPD2112G


Signature





सुदी

NOTARY
R.B. SINGH
MUMBAI
REGD. NO.
1069
GOVT OF INDIA

सुभोध जलेश्वर दास
Subhodh Jaleshwar Das
जन्म तिथि / DOB: 23/03/1988
पुरुष / MALE
Mobile No.: 7517831850
9256 4096 7787
VID : 9138 6303 2265 6519
मेरा आधार, मेरी पहचान

सुभोध



आधार
S/O जलेश्वर दास, विलेज-पिरा खेम पोस्ट पिरा खेम
थाना कल्यानपुर, चक्रिया, पूर्वी चम्पारण,
बिहार - 845412
Address:
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