

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT FOR SALE made and entered into and executed at **THANE** on this **24th day of September, 2026.**

BETWEEN

MR. SAMBHAJI GANPAT NAVRANG aged 54 yrs. PAN No. AEIPN7486H, and **MRS. ASHWINI SAMBHAJI NAVRANG** aged 47 yrs. PAN No. AMOPN9529M an adult Indian Inhabitant both are residing at- 304, Shree Sai Prasad Apartment, D Wing, Agasan Road, Diva (East, Thane, Maharashtra- 400612, hereinafter referred to as the **“SELLERS”** (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) party of the **ONE PART.**

AND

MR. SATYAJIT SURESH PAWAR aged 30 years PAN No. CPSPP7299R an adult, Indian Inhabitant, Residing At- Mohot Kond Mohot, Raigarh, Maharashtra- 402302 hereinafter referred to as the **“PURCHASERS”** (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) party of the **OTHER PART.**

AND WHEREAS:

A) The **SELLERS** is seized and possessed of and sufficiently entitled to the piece and parcel of a self – contained ownership **Flat Bearing Number 304, 3rd Floor**, in the building known as **“SHREE SAI PRASAD APARTMENT”** Also Building Know as **“SHREE SAI**

PRASAD C & D WING CO-OP HOUSING SOCIETY LTD” erected on the plot of land bearing **Survey No.138, Hissa No. 6, Survey No.139, Hissa No. 4** lying, being and situated at **Village Dativali, Diva (East), Thane, Maharashtra- 400612** within the limits of the Thane Municipal Corporation, Registration District and Sub-District Thane, Taluka And District Thane (which FLAT hereinafter referred to as the **“The Said FLAT”** admeasuring **425 sq. ft (Built Up)** in the building knows as **“SHREE SAI PRASAD APARTMENT”** Also Building Know as **“SHREE SAI PRASAD C & D WING CO-OP HOUSING SOCIETY LTD”** situated at **Village Dativali, Diva (East), Thane, Maharashtra- 400612** (more Particularly described in the schedule written hereunder), as its, true, absolute and exclusive owner thereof, hereinafter for the sake of brevity and convenience called and referred to as **“The said Premises”** and the **SELLERS** have purchased the above FLAT vide agreement dated 8th May, 2009 from **M/S SUKHDA ENTERPRISES Through its Partner MR. SUKHDEV KRUSHNA PATIL Through POA Shreedhar Govind Joil** registered with sub registrar **Thane 1** on **08-05-2009** under document no **TNN1-2161- 2009** (First Registration).

- B) As the said property was purchased by the **SELLERS** herein and they are the lawful owner and possessor of the said flat and thus admitted as member of **“SHREE SAI PRASAD C & D WING CO-OP HOUSING**

SOCIETY LTD” having its Regd. No. **TNA/ (TNA) / HSG/ (TC)/27976/2014** dated:**06/04/2014** for brevities sake hereinafter referred to as **‘SAID SOCIETY’**. Till the day and date of this presents the society has issued Share Certificate Number 031, Member Registration No 31 and Share Number 301 to 310

C) AND WHEREAS The **SELLERS** is now decided to sell, transfer all their right, title and interest in the said FLAT to the **PURCHASERS** and the **PURCHASERS** herein are desirous of purchasing the said FLAT and acquiring all their right, title and interest. After deliberation and negotiation, the **SELLERS** have decided to sell the aforesaid FLAT to the **PURCHASERS** on ownership basis.

D) AND WHEREAS the **SELLERS** represents to the **PURCHASERS** that:

1. They are the absolute owner of the said FLAT and no other persons has / have any interest therein.
2. There are no encumbrances on the said FLAT and the title of the **SELLERS** to the said FLAT is clear and marketable.

3. There are no suits, litigations, civil or criminal or any other proceedings pending as against the **SELLERS** personally affecting the said FLAT.
4. That they have been in possession of the said FLAT.
5. That on taking of the possession of the said FLAT, **PURCHASERS** shall be entitled to occupy the same without any claims or interruptions from the **SELLERS** or anybody claiming through or under them.
6. That they have paid full dues in respect of the said FLAT to the concerned authorities and shall indemnify and keep indemnified the **PURCHASERS** against all or any claim in that regard.
7. That they have not received any notice of demand or acquisition or otherwise from any authorities or the said society whatsoever which is subsisting in respect of the said FLAT.
8. That they or anyone on their behalf has not stood or given any personal guarantee or surety to any bank, financial institution or to any person or persons which if invoked will affect the transaction herein or **the SELLERS** title to the said premises.
9. That they or anyone on their behalf has not offered the said premises as security for payment of any

money or for performance of any obligation, whatsoever on their behalf and that the same is free from any encumbrances whatsoever.

10. That no notices or proceedings under the Income Tax Act, 1961 or under the Goods & Service Tax Act either initiated or pending against the said premises or any attachment order issued by any court or any revenue authority and there is no outstanding amount due nor has any notice, claim or demand in respect of the said FLAT which has been received by the **SELLERS** which will adversely affect the transfer of the said FLAT to the **PURCHASERS** herein.

11. Believing upon aforesaid representations the **PURCHASERS** agrees to purchase and acquire and the **SELLERS** agrees to sell the said FLAT at lump sum consideration of **Rs.17,00,000/- (Rupees Seventeen Lakh Only)** on the terms and conditions herein under appearing.

E) The **SELLERS** is thus entitled to sell, transfer, convey and assign all her/his /their right, title and beneficial interest in the FLAT and the Shares in favour of the **PURCHASERS**.

F) AND WHEREAS parties hereto have now decided to reduce the terms and conditions of this agreement into writing, for the purpose record, as follows:

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

1. It is hereby agreed that the recitals hereto shall form an integral and continuous part of this agreement.
2. The **SELLERS** hereby sell, transfer, covey and assign to the **PURCHASERS** and **PURCHASERS** hereby purchase and acquire from the **SELLERS**, the FLAT and Shares to be issued by the Society and its rights, benefits and all obligations of and incidental to or attached thereto including the right, title and interest and benefit of the **SELLERS** in or upon the Premises being **FLAT No. 304**, admeasuring **425 Sq. ft.(Built-up)** area on the **3rd Floor** of the building known as **“SHREE SAI PRASAD APARTMENT” Also Building Know as “SHREE SAI PRASAD C & D WING CO-OP HOUSING SOCIETY LTD”** erected on the plot of land bearing **Survey No. 138, Hissa No. 6, Survey No. 139, Hissa No. 4** lying, being and situated at **Village Dativali, Diva (East), Thane, Mahrashtra- 400612** within the limits of the Thane Municipal Corporation, Registration District and Sub-District Thane, Taluka and District Thane and more particularly described in the Schedule written hereunder.
3. The lump sum consideration for the transfer of said Premises to the **PURCHASERS** shall be **Rs.17,00,000 (Rupees Seventeen Lakh Only)** as and by way of Full

and Final Payments, hereinafter referred as **“consideration”** which is to be paid in Cheque by the **PURCHASERS** to the **SELLERS** as follows, more particularly described in the Receipt executed and attached at the end of this agreement.

a) An aggregate amount of **Rs.2,00,000/- (Rupees Two Lakh only)** paid _____, withdrawn on _____ Branch Cheque No _____ on Dated __ / __ /2026

b) A loan amounting to **Rs. 15,00,000/- (Rupees Fifteen Lakh Only)** shall be availed by the Purchaser, and the said amount shall be disbursed by the lending bank directly to **MR. SAMBHAJI GANPAT NAVRANG** And **MRS. ASHWINI SAMBHAJI NAVRANG** within a period of **45** (Forty-Five) days from the date of execution of this Agreement for Sale dated __ / __ /2026, subject to the Transferee furnishing copies of the complete chain of original title documents and all other necessary documents, including the No Objection Certificate (NOC) from the concerned Society/Builders.

c) In the event the loan is not sanctioned within the stipulated period of 45 (Forty-Five) days, this Agreement for Sale shall stand cancelled automatically unless extended by mutual consent for an additional grace period of 30 (Thirty) days.

During such extension, the Purchaser shall be liable to pay interest at the rate of 18% per annum from the date of execution of this Agreement for Sale.

d) If the loan is not sanctioned even after the expiry of the said grace period, the token amount of **Rs. 50,000/- (Rupees Fifty Thousand Only)** shall stand forfeited, and the balance amount, if any, shall be refunded to the Purchaser. The Parties agree that this clause shall be binding and enforceable in accordance with the terms set forth herein

4. On receipt of full and final amount of the Consideration in respect of the FLAT, the **SELLERS** will hand over and put the **PURCHASERS** in vacant, peaceful, exclusive, actual, physical and legal possession of the said FLAT without reservation of any rights or claims of whatsoever nature after the clearance of the full and final payment without any delayed. The premises shall be the absolute property of the **PURCHASERS**.

5. The **SELLERS** have represented to the **PURCHASERS** that:

- a. They are the sole and absolute owner of the said FLAT and no other persons has / have any interest therein.
- b. There are no encumbrances on the said FLAT and the title of the **SELLERS** to the said FLAT is clear and marketable.
- c. There are no suits, litigations, civil or criminal or any other proceedings pending as against the **SELLERS** personally affecting the said FLAT.
- d. That they have been in possession of the said FLAT.
- e. That on taking of the possession of the said FLAT, **PURCHASERS** shall be entitled to occupy the same without any claims or interruptions from the **SELLERS** or anybody claiming through or under them.
- f. That they had paid the full consideration in respect of the Premises to the Seller of the FLAT and have paid full dues in respect of the said FLAT to the concerned authorities / society and shall indemnify and keep indemnified the **PURCHASERS** against all or any claim in that regard.

- g. That they are member of the Society and that they will provide their necessary assistance to effectuate the transfer of the FLAT in favour of the **PURCHASERS** herein.
- h. The **SELLERS** have not sold the Premises to anybody and except for the sale contemplated herein they have not executed any kind of documents or agreement in respect of the sale of the FLAT with anybody.
- i. The **SELLERS** will be liable to bear the expenses to be made and/or such contribution to be made by the unit holders of building against the Occupation Certificate to get it from the concerning authorities.
- j. That before execution of this agreement for sale, the **SELLERS** have paid the requisite stamp duty payable on the agreement for sale dated 8th May, 2009 between them and **M/S SUKHDA ENTERPRISES Through its Partner MR. SUKHDEV KRUSHNA PATIL Through POA Shreedhar Govind Joil** and the **SELLERS** are entitled to enter into this present. Any notice received in future for any shortfall in stamp duty on account of previous transfers will be reimbursed by the **SELLERS** on Actuals.

- k. That **the SELLERS** have paid all the dues and outgoings in respect of the Premises till date and no dues and or outgoings to be unpaid against any expenses, dues, outgoings, maintenance charges, electricity/water /property tax, phone bills etc. towards the said FLAT.
6. The **SELLERS** should hand over the following documents to the **PURCHASERS** on the day and date of this presents:
- a. The original and registered copy of this Agreement along with relevant receipts and chain Agreement and/or relevant documents if necessary;
 - b. Copy of the commencement / occupancy certificate of the building;
 - c. Copy of latest paid property tax receipt from Thane Municipal Corporation;
 - d. No Objection Letter and other relevant papers, Shares Certificate etc. from the Society;
 - e. Original shares certificate for the Shares issued by Society;
 - f. Duly executed transfer forms in respect of the Shares in favour of the **PURCHASERS**.

- g. Duly executed transfer forms for Property Tax, Electricity Meter wherever required.
7. The **SELLERS** will hand over to the **PURCHASERS** Sr. No. 6(a) to (g) of aforesaid Documents and assist in transferring the shares with the Society within the stipulated time of 15 days from the date of this presents. The **SELLERS** shall execute and handover the **PURCHASERS** all the necessary, needful applications, Power of Attorneys, Forms, amenities / allied declarations for getting the FLAT transferred in the name along with membership rights in the **“SHREE SAI PRASAD APARTMENT” Also Building Know as “SHREE SAI PRASAD C & D WING CO-OP HOUSING SOCIETY LTD”** All the deposits and amounts with authorities, levies, charges, fees paid by the **SELLERS** to the Developer, Society or authorities concerned shall stand transferred in the name to and on the account of **PURCHASERS**.
8. The **SELLERS** hereby state, declare and confirm that subject to payment of transfer charges and necessary formalities to be done by the **PURCHASERS**, they shall be entitled to get the Consumer No. _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ installed in the Premises transferred and the **SELLERS** shall, if required give their fullest co-operation in facilitating transfer of Electricity Connection in the name of **PURCHASERS**.

9. The **SELLERS** shall indemnify and always keep indemnified and save harmless the **PURCHASERS**, their heirs, executors, administrators and their estates and effects of, from and against all actions, claims, proceedings, demand, fine, penalties, losses, damages and liabilities of whatsoever nature, charges and expenses claimed as falling due prior to the date of handing over the possession of the Said FLAT whether payable by the **SELLERS** or any predecessor in title or any person claiming through them. **SELLER** shall indemnify for all actions, claims arising due to any of the statements, declarations or representations made herein are found to be untrue and / or false.
10. The **SELLERS** agree to execute all deeds, matters, writings, papers etc. and to do all other incidental and necessary acts, deeds and other required things as may be needed for transferring the title in respect of the FLAT in favour of the **PURCHASERS** at the cost of the **PURCHASERS**.
11. The **PURCHASERS** shall register this agreement in the office of the Sub-Registrar, and intimate about the same to **SELLERS** and **SELLERS** shall attend the office of the Sub-Registrar and admit the execution of this present without any hindrances and delay. Stamp duty, Registration Charges and other incidental expenses in respect of this agreement shall be born and paid by **PURCHASERS** alone.

12. All charges, fees, donations and / or expenses required for the transfer of the FLAT required by the Society/ builders shall be borne by both the parties equally.
13. All terms and conditions of the Agreement in respect of the FLAT shall be binding upon the **PURCHASERS** after the sale contemplated herein is deemed to be completed.
14. This agreement shall always be subject to the provisions of The Maharashtra Ownership of Flats Act, 1963 and the rules made thereunder.
15. This agreement is executed in Thane, the said property is situated in Thane District and the payment are to be made in Thane and all are subject to Thane Jurisdiction only.

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Premises being **FLAT No. 304**, admeasuring **425 Sq. ft. (Built-up)** area on the **3rd Floor** of the building known as **“SHREE SAI PRASAD APARTMENT”** Also Building Know as **“SHREE SAI PRASAD C & D WING CO-OP HOUSING SOCIETY LTD”** erected on the plot of land bearing **Survey No.138, Hissa No. 6, Survey No.139, Hissa No. 4** lying, being and situated at **Village Dativali, Diva (East), Thane, Maharashtra- 400612** within the Limit of Thane Municipal Corporation, Registration District and Sub-District Thane, Taluka and District Thane

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed her/his/their respective hands on the day and year written herein above.

SIGNED AND DELIVERED by
The within named SELLERS
MR. SAMBHAJI GANPAT NAVRANG

SIGNED AND DELIVERED by
The within named SELLERS
MRS. ASHWINI SAMBHAJI NAVRANG

SIGNED AND DELIVERED by
The within named PURCHASERS
MR. SATYAJIT SURESH PAWAR

In the Presence of Witnesses:

1) Sign: _____
Name: Mr. _____

2) Sign: _____
Name: Mr. _____

RECEIPT

We have RECEIVED a sum of **Rs.2,00,000/- (Rupees Two Lakh Only)** on or before the day and date of execution of this presents by way of Part Payment of consideration as contemplated in the agreement from **MR. SATYAJIT SURESH PAWAR (PURCHASERS)** against transfer / sale of Premises being **FLAT No. 304**, admeasuring **425 Sq. ft. (Built-up)** area on the **3rd Floor** in the building known as **“SHREE SAI PRASAD APARTMENT”** Also **Building Know as “SHREE SAI PRASAD C & D WING CO-OP HOUSING SOCIETY LTD”** erected on the plot of land bearing **Survey No.138, Hissa No. 6, Survey No.139, Hissa No. 4**, lying, being and situated at **Village Dativali, Diva (East), Thane, Maharashtra- 400612** within the limits of the Thane Municipal Corporation, Registration District and Sub-District Thane, Taluka and District Thane. Whereof, I do hereby admit the payment and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payments hereof absolutely and forever. The details of payments is as below;

Amount Rs.	Cheuqe No.	Dated	Bank Name & Branch
2,00,000/-	(Rupees Two Lakh Only)		

We say Received **Rs. 2,00,000/-**

SIGNED AND DELIVERED by The within named SELLERS

1. **MR. SAMBHAJI GANPAT NAVRANG**

MRS. ASHWINI SAMBHAJI NAVRANG

Witnesses:

1. Sign: **Mr.** _____

2. Sign: **Mr.** _____