

Ram -

COSMOS Dadar -

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~~वेन मनी स्पेस~~
~~one side with Duttar~~

(B)

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इतर फीची अनुसूची

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१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्यांचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

Read on the demand
ASP
14/2/07
AOKUM SPANOR

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर पोलिसा.

Read on the demand

दुय्यम निबंधक

दस्तऐवज परत केला.

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



STAMP DUTY

SPECIAL ADHESIVE

Rs. 0028900

24.4.00

281986

00040

INDIA

MAHARASHTRA

1124004219



cn (39) ss
24 APR 2000
Twenty Eight thousand
Nine hundred or

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

m.v. = 809000
BWH up Area = 457 sq ft
30
CASE NO: SA/2HJ-2/199/01/798
GENERAL STAMP OFFICE
Mumbai - 2002 199

CERTIFIED under Section 39, (1) (a) of the
Bombay Stamp Act, 1958, that this instrument
is fully stamped.

subject to the Provisions
of Section-53-A of The
Bombay Stamp Act. 1958

COLLECTOR

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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at MUMBAI this 25th day
of April 2000, BETWEEN SHRI. RAJU P. SUBRAMANIAN, Adult,
Indian Inhabitant, residing at Flat No.A/15, PRIYANKA
APARTMENT, Mithagar Road, Mulund (East), Mumbai - 400 081,
hereinafter called as "THE TRANSFEROR" (Which expression shall
unless it be repugnant to the context or meaning thereof mean
and include his heirs, executors, administrators and assigns)
of the ONE PART; *AND* MR.C.N. BALAKRISHNAN, Adult, Hindu,
Indian Inhabitant, residing at A/8, Om Sai Prasad, Mithagar
Road, Mulund(East), Mumbai- 400 081 hereinafter called as "THE
TRANSFeree" (Which expression shall unless it be repugnant to
the context or meaning thereof mean and include his heirs,
executors, administrators and assigns) of the OTHER PART;

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WHEREAS the TRANSFEROR is the bonafide member of the NAV INDRAPRASTHA CO-OP.HSG.SCTY.LTD., a society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No.BOM/WT/HSG/TC/8497/1996 /dated 30/09/96, (hereinafter for the sake of brevity referred to as 'the said society') and holds five fully paid-up shares of Rs. 50/- each of the said society and a Flat being Flat No.11 on the Fifth Floor of 'B' wing of the NAV INDRAPRASTHA CO-OP.HSG.SCTY.LTD., situated at Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai - 400 081, (hereinafter referred to as 'the said Flat').

AND WHEREAS the TRANSFEROR has agreed to assign the said five fully paid up shares of the said society and transfer the said Flat to the TRANSFEREE for the consideration and on the terms and conditions appearing hereinbelow :-

NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The TRANSFEROR shall assign to the TRANSFEREE the said five fully paid-up shares of Rs.50/- each of the said society covered by Share Certificate No.18 and bearing Distinctive Nos. from 86 to 90 (both inclusive) standing in the name of the TRANSFEROR in the books of the said society i.e. NAV INDRAPRASTHA CO-OP.HSG.SCTY.LTD., and transfer his right, title and interest in the said Flat having an area of 530 sq.ft. Super Built-up, being Flat No.11, on the Fifth Floor of 'B' wing of the NAV INDRAPRASTHA CO-OP.HSG.SCTY.LTD., situated at Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai - 400 081, for the total consideration of Rs.5,00,000/- (Rupees Five Lakhs Only).

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2. In pursuance of the above clause No.1 the TRANSFEREE has paid to the TRANSFEROR on or before the execution of this Agreement a sum of Rs.1,50,000/- (Rupees One Lakhs Fifty Thousand Only) being the part payment towards the consideration for the transfer of the said Flat and the said shares. (The receipt whereof the TRANSFEROR does hereby admit and acknowledge).

The balance amount of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) shall be made by the TRANSFEREE to the TRANSFEROR on or before 20/05/2000 from the date of Agreement being the essence of this Agreement.

The TRANSFEROR shall handover quiet and vacant possession of the said Flat immediately on receipt of the balance consideration as mentioned herein Below.

3. The TRANSFEROR declares that he is holding the said Flat quietly without any claim or obstruction from any other person. The TRANSFEROR further declares that he has the full power and absolute right to sell the said Flat to the TRANSFEREE. The TRANSFEROR further declares that said Flat is free from any encumbrances, claims or demands by way of sale, transfer, mortgage, lease, or otherwise and there is no litigation of any other nature whatsoever of any person against them in respect of the said Flat and the said shares.

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The TRANSFEROR declares that there is no charge on the said flat and that he has not mortgaged or encumbered his right, title and/or interest in the said flat and/or in the said shares and the same are free from all encumbrances. The TRANSFEROR further declares that except himself there is no one else who had or has any right, title interest or claim in the said flat or the shares. The TRANSFEROR also declares that there is no suit pending in any court of law in respect of the said flat.


4. The TRANSFEROR hereby covenant with the TRANSFEREE as follows :-

That notwithstanding any act, deed matter or thing whatsoever by the TRANSFEROR or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary the TRANSFEROR has good right, full power and absolute authority to convey, transfer and assure the said flat hereby agreed to be transferred, conveyed and assigned in favour of the TRANSFEREE as aforesaid AND he has not done, committed or omitted any act, deed, matter or thing whereby the ownership possession, occupation or enjoyment of the said flat may be rendered void or voidable for any reason or on any account.

b) The TRANSFEROR hereby declares that the said flat is free and clear from all encumbrances, claims and demands of whatsoever nature and kind and the same have never before this



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transfer been charged, mortgaged, encumbered, dealt with or disposed of in any manner whatsoever to any other party or person.

c) The TRANSFEROR does hereby agree to execute or cause to be executed at the request and costs of the TRANSFEREE all such further and other acts, deeds, matters and things in law whatsoever as may be required by the TRANSFEREE or his Counsel at Law for better and more perfectly transferring, conveying and assigning the said flat in favour of the TRANSFEREE.



The TRANSFEROR is not restrained either under the Income Tax Act, Gift Tax Act, Estate duty Act, or any other Act of Law for the time being in force from dealing with or disposing of the said flat or any part thereof to the TRANSFEREE in any manner whatsoever.

e) The TRANSFEROR is not restrained by any decree or order of any Court or authority having jurisdiction in India from dealing with or disposing of the said premises to any person or party.

f) The TRANSFEROR has clear marketable title free from encumbrances of any nature whatsoever and there are no outstanding estate or effects by way of balance of consideration, lease, lien, charge, mortgage, or otherwise howsoever in any manner whatsoever.

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g) The TRANSFEROR has not been adjudicated insolvent nor he has committed any Act of insolvency nor is there any order of any Court or Authority restraining the TRANSFEROR or creating any inability in the TRANSFEROR from entering into this agreement.

5. The transfer of the said Flat and the said shares in the books of the said society from the name of the TRANSFEROR in the name of the TRANSFEREE shall be done by both the parties of various forms prescribed under the bye-laws of the said society accompanied by the application of the TRANSFEREE for the membership of the said society with prescribed admission fees and transfer fees.

6. The TRANSFEROR shall hand over to the TRANSFEREE the original share certificate and all other papers relating to the said Flat simultaneously with the handing over of the possession of the said Flat for the permanent custody of the TRANSFEREE.

7. The taxes, monthly contributions and all other outgoings, in respect of the said Flat will be paid by TRANSFEROR till the date of the handing over of the possession of the said Flat and thereafter the same will be paid by the TRANSFEREE. The TRANSFEROR does hereby covenant with the

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TRANSFEE, that he shall pay his share of taxes, monthly contributions and all other outgoings, upto date in respect of the said Flat till the date of handing over of possession of the said Flat.

8. The TRANSFEROR does hereby agree to keep indemnified the TRANSFEE against the payment of all such outgoings, costs, charges, fees, taxes, loans and other dues relating to the said Flat or any payment of whatsoever nature pertaining to the period prior to the handing over of the possession of the said Flat to the TRANSFEE.

9. The TRANSFEROR does hereby covenant with the TRANSFEE that after taking possession of the said Flat, the TRANSFEE shall enjoy quietly and peacefully and occupy the said Flat without any hindrance, denial, demands, interruption or eviction by the TRANSFEROR or any person lawfully or equitably claiming through, under or in trust for the TRANSFEROR.

10. The TRANSFEE does hereby covenant with the TRANSFEROR that he shall pay his share of taxes, all outgoings, etc., in respect of the said Flat after taking possession of the

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same, regularly and shall become member of the said society and shall abide by all the rules, regulations and bye-laws of the society.

11. The TRANSFEROR and the TRANSFEREE shall execute the necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said Flat in the name of the TRANSFEREE in all respect, in the records of the said society.

The TRANSFEROR does hereby covenant with the TRANSFEREE and agrees from time to time and at all times whenever called upon by the TRANSFEREE or his heirs, executors, administrators and assigns or Advocates, to do and execute or cause to be done and executed all the necessary documents, conveyance, sale deed, affidavits, undertakings, applications for more perfectly securing the interest of the TRANSFEREE in the said Flat and the said shares.

13. The TRANSFEREE shall be entitled to the transfer of the share money, sinking fund, if any, in respect of the said Flat lying and deposited with the said society as also the deposit for electricity meter which may be lying with the M.S.E.B. in respect of the said Flat in his name.

for *AB*

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14. The Stamp Duty and Registration charges if any, payable on this Agreement shall be borne and paid by the TRANSFEREE herein and the transfer charges/donation, if any, to be paid to the said society for the transfer of the said shares and the said Flat shall be paid equally by the parties hereto.

15. Before the execution of this Agreement the TRANSFEROR has shown to the TRANSFEREE the condition of the said Flat and the TRANSFEREE has agreed to purchase the Flat on 'as is where is basis'. Any costs towards repairs, etc., will have to be borne by the TRANSFEREE.

IN WITNESS WHEREOF THE PARTY HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SCHEDULE OF THE PROPERTY

A residential Flat being Flat No.11 on the Fifth Floor of 'B' wing of the NAV INDRAPRASTHA CO-OP.HSG.SCTY.LTD., situated at Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai - 400 081, admeasuring about 530 sq.ft. Super Built-Up, lying, and being C.T.S. No. 1102/1A and situated at village - Mulund (East), Tal. - Kurla, in the Regn. District - Mumbai and

[Handwritten signatures]

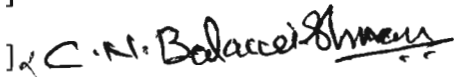
बदर-१३	
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within the limits of the "T" Ward of Municipal Corporation of Greater Mumbai. The building in which the said flat is situated consists of Ground + 5 upper floors and the same is about 7 years old.

SIGNED, SEALED AND DELIVERED BY THE]
 WITHIN NAMED TRANSFEROR]
 SHRI. RAJU P. SUBRAMANIAN]
 In presence of..... Bnelal]
 (Kamalakar R. Gondal)



SIGNED, SEALED AND DELIVERED BY THE]
 WITHIN NAMED TRANSFEREE]
 MR. C. N. BALAKRISHNAN]
 In presence of..... DH]
 (Darshana M. Amrute)




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R E C E I P T

RECEIVED OF AND FROM MR.C.N BALAKRISHNAN, sum of Rs.1,50,000/-(Rupees One Lakhs Fifty Thousand Only) being the part payment towards the consideration for sale and transfer of the Flat No.11 of 'B' wing of the NAV INDRAPRASTHA CO-OP. HSG.SCTY.LTD., situated at Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai - 400 081, in the following manner :-

SR.NO.	NAME OF THE BANK	CH.NO.	DATE	AMOUNT
1]	Punjab & Maharashtra Co-op.Bank Ltd.,	57255	27/03/2000	Rs.25,000/-
2]	Punjab & Maharashtra Co-op.Bank Ltd.,	004004	13/04/2000	Rs.50,000/-
3]	Punjab & Maharashtra Co-op.Bank Ltd.,	004005	24/04/2000	Rs.75,000/-
TOTAL				Rs.1,50,000/-

I SAY RECEIVED

Rs.1.50,000/-

(RAJU P. SUBRAMANIAN)

TRANSFEROR

WITNESSES :-

1. Pondal
2. Shk

1. मजदुरी 25 APR 2000
 वन १९... तारखेस ११ व १२...
 बाजण्याचे दरम्यान सह दुय्यम निबंधक.
 कुर्ला (बेंबूर) कार्यालयात हाजर केला.
 C.M. Balacei Manu

खालील प्रमाणे की मिळाली
 व. वेळे
 गोंबनी की:- ८३६०
 कोटो की:- ५०
 प्याल की:- ६०
 एकूण :- ८४५०

[Signature]
 सह. दुय्यम निबंधक, कुर्ला
 मुंबई उपनगर जिल्हा

[Signature]
 सह. दुय्यम निबंधक, कुर्ला
 मुंबई उपनगर जिल्हा

१) श्री. राजू पी. दुल्लगादीयन वय. ४३ वर्षे नोकरी.
 रा. अ-१५, प्रियांका अपार्ट. मीठागर येथे कुर्ला (२) कुं ८१

२) श्री. सी. एन. लालकृष्णन वय. २८ वर्षे. नोकरी.
 रा. अ-८ कु लार् प्रसाद. मीठागर येथे कुर्ला (२) कुं ८१



दस्तावेज फक्त देणाऱ्या
 सोबतच देण्यात येईल
 अन्य दिवसाचे वरत देणेत

बंदर-३	
१४०६	१२१३
२६००	

① *[Signature]*

② C.M. Balacei Manu

① कैलास शं. चंदने, वय २६ नोकरी
 ३, आर्यदुर्गा चाफेकर बंधु मार्ग,
 मुंबई (पु.), मुंबई-४०००८१.

② श्री. अशोक डालकर वय ५०.
 नोकरी मुंबई प्रथमेश लो. (पु.)
 म. गा. नगर कुर्ला (२) कुं ८१

हे दोघे वरील दस्तावेज फक्त
 देणाऱ्यास ओळखत असल्याचे सांगता
 त्याची ओळख देतात.

25 APR 2000

सह. दुय्यम निबंधक, कुर्ला
 मुंबई उपनगर जिल्हा

① *[Signature]*
 ② *[Signature]*

बदर-१/३
१४०२ १९९३
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बदर-२/१४०२/००
कुल कर्मांक १ क्रमांक
म. नं. २६७७०४
दिनांक

(Signature)
ह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा.

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A.V. : 5,000
GSO/INS/DOCT/NO. 1295/2001

M.V. : Rs. 8,35,500

ETDR-3/980e/2000

S.D. : Rs. 28,900

8,360

DATED THIS 25th DAY OF April, 2000.

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8,470

BETWEEN

SHRI. RAJU P. SUBRAMANIAN
THE TRANSFEROR

AND

MR. C. N. BALAKRISHNAN
THE TRANSFEREE

REVENUE VILLAGE
YEAR OF CONSTRUCTION :-

MUNICIPAL WARD :-

DATE OF EXICUTION :-

AGREEMENT VALUE :-

STAMP DUTY PAID :-

MARKET VALUE :-

T-5
MULUND (E)

25th April-2000

50000/-

28900-24-4-2000

835500/-

424-Bulhu

AGREEMENT FOR SALE

[Handwritten signature]

30 Chalan Issued

[Handwritten signature]
9e 2000

AJIT G. KARANDIKAR
ADVOCATE HIGH COURT

SHREE ARYADURGA,
CHAPHEKAR BANDHU MARG,
MULUND (EAST), MUMBAI - 400 081.
