

सुची क.2

दुव्यम निर्मधक : सह दु.नि. काकात्र

दस्त क्रमांक : 12093/2018

नोवंगी: Regn:63m

गावाचे नाव: तिसगाव

(1)विलेखाचा प्रकार

(2)मीबदला

(3) बाजारभाव(भावेपटटवास्था बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करन देणा-या/लिहून ठबणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व

(8)दस्तऐवज करन घेणा-या पक्षकाराचे य किंदा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) इस्तऐबज करन दिल्याचा दिनांक

(10) दस्त नींदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(14)शेरा

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

करारनामा

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1) पालिकेचे नाव.कल्याण-डोबिबली इतर वर्णन :, इतर माहिती: मीजे-तिसगाव ता क 1) पालकच नाव.क. वेचीत सर्वे नं.30,हिस्सा नं.12 प्लॉट नं.50,यावरील काजल दर्शन अपार्टमेंट सदिनका वेपील सर्वे न.30,1हरना न.12 नं.405,चौथा मजला,क्षेत्र 550 वी.पुट. बांधीब केडीएमसी मालयत्ता क. D04012173200 ((Survey Number: 30/12; Plot Number: 50;))

1) 550 ची.फूट

1): नाव:-बामस अॅलेक्झेंडर - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 455 1). पान. नामा काजल दर्शन अपार्टमेंट, सेंट चार्ंमस शाळेजवळ विजय नगर, कल्याण पु., ब्लॉक नं: -, ग्रेंटनं . महाराष्ट्र, ठाणे. पिन कोड:-421306 पैन मे:-AVIPA8154A

नहारपूर, जात. 2): नाव:-लेली यामस - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 405, बाह्य दर्शन अपार्टमेंट, सेंट थाउँमस शाळेजवळ विजय नगर, कल्याण पु., ब्लॉक नं: -, रीड नं -महाराष्ट्र, ठाणे. पिन कोड:-421306 पैन नं:-AUDPA4693G

1): नाव:-प्रविण मसनाप्या कांबळे - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीवे नव 301, काजल दर्शन अपार्टमेंट, सेंट धार्ंमस शाळेजबळ विजय नगर, कल्याण पु., ब्लॉक नं. तेर नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BZTPK1680F

2): नाव:-मसनाच्या अप्या कांबळे - - वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीवे त्रव 301, काजल दर्शन अपार्टमेंट, सेंट थाॅमस शाळेजवळ विजय नगर, कल्याण पु., ब्लॉक नं:-, ग्रेंड

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नं: -, महाराष्ट्र, ठाणें. पिन कोड:-421306 पैन नं:-ADRPK3702H

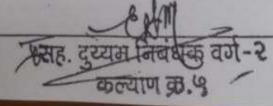
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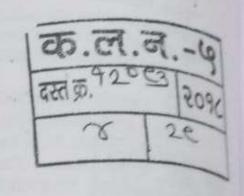
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मुख्यांकतासाठी विचारात पेतलेला



## AGREEMENT FOR SALE & TRANSFER OF FLAT

THIS AGREEMENT TO SELL is made and entered into at KALYAN on

this 02 day of November, 2018

SHRI THOMAS ALEXANDAR
MISS LALY THOMAS
THE SELLER / TRANSFEROR

AND

SHRI PRAVIN MASANAPA KAMBLE SHRI MASANAPA APPA KAMBLE

THE PURCHASER / TRANSFEREE

1.SHRI THOMAS ALEXANDAR, Aged years, Occupation: Service, 2. MISS LALY ALEXANDAR aged years, Business both Residing at 405,

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to the said FLAT, said building and the said Society and fully satisfied about it and that the Purchaser / Transferee has taken complete inspection of the said FLAT including its construction, amenities available thereto; AND WHERE both the parties here to have arrived at certain terms and conditions which they desire to record in writing. THIS ARTICLE WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREUN TO AS FOLLOWS: 1. The Seller / Transferors hereby declare, record and confirm as under-

a. The Seller / Transferor is sole and absolute owner of the said No. 405, on 4º Floor, Admeasuring about 550 Street Built-up build known as KAJAL DARSHAN, situated at Fisgaun, Taluka Kalyan

b. The Seller / Transferor has not entered into any agreement for sale, Transfer or letting out the said FLAT with any other person or persons and that he is in exclusive and absolute possession and occupation of the said FLAT along with the said SHARES.

c. The Seller / Transferor declares that, the said FLAT along with the said SHARES are not affected by any prohibitory orders from Income Tax Department and or any other authority restraining the transaction from dealing with disposing of or parting with the possession of the said FLAT and SHARES or any part thereof.

d. The Seller / Transferor has paid his share of Municipal Taxes, water charges, society/building maintenance charges, Electricity charges and all other outgoing in respect of the said FLAT up to date and that no part thereof has remained unpaid.

e. The Seller / Transferor hereby declare and admit that presently he has not obtained loan from bank or any financial institution passes of persons on the basis of the security and or by way of chore all the said FLAT along with said SHARES to purchase the said A thereof;

2. In consideration of the aforesaid representation of transferor, the Purchaser / Transferee herein agree to purchase, bosses\* and acquire the said FLAT and SHARES of the Seller / Transferonting all his rights, title and interest and benefits therein for the lump-sum consideration of Rs.27,00,000/-(Rupees Twenty Seven lacs only).

The Purchaser / Transferee have agreed to pay the sum of Rs. 27,00,000/-(Rupees Twenty Seven lacs only). To the Seller / Transferor in the following manners: Paid by cash dated ----

Rs. 1,00,000/-Paid by RTGS dated 01/11/2018

(Remaining amount of Rs.15,00,000) will be paid after the grant of Home Loan to the Seller.)

The Sellers / Transferor agree and declares that all his right benefits mentioned and belonging to or available to the Seller Transferor to purchase, posses and occupy the said FLAT will be available to the Purchaser / Transferee herein.

The Sellers / Transferor hereby agree, declare and covenant that the said FLAT is free from all encumbrances and that he possesses a clear marketable title and further indemnity and shall always keep in Carified the Purchaser / Transferee from any claim, damages, losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses, suits, actions etc. and further covenant that he shall clear and losses.

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On and after completion of this agreement and its final payment the Seller / Transferor shall has no right possession, title and or interest of any nature whatsoever in the said FLAT and the Purchaser / Transferee shall solely And exclusively entitled to use,

Occupy, possess and enjoy the same without any let, hindrance and or interference of whatsoever nature by the Seller / Transferor or any one claiming through or under his behalf in anyway whatsoever and the Purchaser / Transferee shall be entitled to deal with the same in such manner as he may desire and think fit and proper.

5. The Purchaser / Transferee shall become member of the said society and shall abide by its rules, regulation and bye-laws as amended from time to time and shall in the meantime and thereafter promptly and punctually pay taxes, charges and other outgoing of the said FLAT.

All costs and incidental expenses to this agreement shall be

FLAT in the name of the Purchaser / Transferee in the records of the society along with the said five shares. However, the Transfer Charges

for such transfer payable to the said society shall be borne by

- The Purchaser / Transferee declare that, the he shall use, occupy, possess and enjoy the said FLAT premises for the Residential Purpose
- The Purchaser / Transferee shall bear and meet the expenses of the stamp-duty and registration charges of the said agreement if the same needs registration with Sub-Registrar of Kalyan.
- The seller / Transferor declares that the vacant and peaceful possession of the said FLAT shall be hand over to the Purchaser / Transferee only on and after receipt of the payment of the full and final consideration cost of the said FLAT to the seller / Transferor
- The Seller / Transferor hereby declare that, he has paid all the 12. taxes, and other outgoing up to date in respect of the said FLAT. That, if any amount is due from him to the said SOCIETY, and or the Kalyan- Dombivli Municipal Corporation, or any other authorities relating to the said FLAT premises till the date of possession of the said FLAT, and the same shall be borne and paid by the Seller / Transferor, and if any such dues are recovered from the Purchaser / Transferee, the Seller / Transferor both hereby agree to indemnify and keeps the Purchaser / Transferee indemnified there from.
- Both the parties hereby declare that, the sale shall be completed 13. within a period of 3 Months from the date of the execution thereof; if the sale is not completed within the aforesaid period; either party sale be entitled to take a proceeding against the other as available in lay including claim for specific performance and or daniges;
- Both the parties hereby declare that, this affectment would be 14. accordance with the provisions of the Maharashtre Ownership Elats (Regulation of Promotion of Construction, sale, Managentant Transfer) Act 1963 and the Rules Framed and prescribed therein.

SCHEDULE OF PROPERTY

A SELF-CONTAINED OWNERSHIP FLAT PREMISES bearing No. 405 in building known as Kajal Darshan, Gawli Nagar, Poona Link Road, Situated and being Village-Tisgaon, bearing Survey No.30, Hissa No. 12, Plot no. 50 admeasuring 550 sq.ft, of village Tisgaon Tal. Kalyan, Dist. Thane bearing Survey No.30, Hissa No. 12, admeasuring 550 sq.ft of village Tisgaon Tal. Kalyan, Dist. Thane Mouje Tisgaon, Taluka Kalyan, Harole social a de

parties in equal shares only.

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## कल्याण— डोंबिवली महानगरपालिका, कल्याण



भाग के श्रीयश्वराविक में कोने कार जि. न पु कल्पाम श्रीवनमां प्रधानका प्रधा

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विषय: - बांधकाम पूर्णतेचा दाख्यला

भारे. को/बोधको प्रकार प्रकार प्रकार

ब्रामा अपे दिकीप नोबंद वास्करं

हिन प्राप्त कर्णाण प्राप्त कर्णाण प्राप्त कर्णाण प्राप्त कर्णाण हिन्द प्राप्त कर्णाण कर्णाण कर्णाण हिन्द प्राप्त कर्ण हिन्द प्राप्त कर्ण हिन्द प्राप्त कर्णाण हिन्द प्राप्त कर्ण हिन्द प्राप्त कर्ण हिन्द प्राप्त कर हिन्द प्राप्त कर्ण हिन्द प्राप्त कर हिन्द प्या हिन्द कर हिन्द प्राप्त कर हिन्द प्राप्त कर हिन्द प्राप्त कर हि

१) तत्त्वमजला : - ४४ मिठ- + १० २ वेल्प) २) पहिला मजला : - ५० १६ ते १२ त्वेल्प

३) दुसर मलला : - प्रजार्क + १२ रहोती

x) तिसय मजला : - ४ अगि १ १२ न्येन्ना

प) बोधा मलला : - पु अपि न नव करोगारा

अर्थ :- १) भविभ्यात स्तारूदीकरणासाठी जागा तागल्यास तो स्थारतीच्यां सामीविक अतरातृत कर्डोमसास विनामुल्य इस्तातरीत करायो छागेल.

२) भंजूरी क्योतिरिस्त जागेश्वर बाडीम शांकाम केश्पाणे आढळत्यांच हे पूर्व सूचना न देता तोडून टाकण्यात चेईल.

प्रमान । प्राप्त वार्ष वार वार्ष वा

:) कार्यभारक म सकलक ,**उ.**जी.न.च