



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण ६
दस्त क्रमांक : 12093/2018
नोंदणी :
Regn:63m

गावाचे नाव : तिसगाव

क्र.सं.	विवरण	करारनामा
(1)	विनेद्याचा प्रकार	2700000
(2)	मोबदला	2611015.82
(3)	बाजारभाव(भाडेपट्टेबाध्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(4)	धू-मापन,पोंटहिस्ता व परक्रमांक (असल्यास)	1) पातिकेचे नाव:कल्याण-डोंबिवली इतर बर्षन ; इतर माहिती: मीजे-तिसगाव सा.कल्याण येथील सर्वे नं.30,हिस्ता नं.12 प्लॉट नं.50,याबरील काजल दर्शन अपार्टमेंट सदसिका नं.405,चौथा मजला,खेच 550 चौ.फुट. बांधीव केडीएमसी मान्यपत्ता क्र. D04012173200 ((Survey Number : 30/12 ; Plot Number : 50 ;))
(5)	क्षेत्रफळ	1) 550 चौ.फूट
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिबाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-धोंमस अँलेक्सेंडर - - वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 405, काजल दर्शन अपार्टमेंट, सेंट धाँमस शाळेजवळ विजय नगर, कल्याण पु., ब्लॉक नं. -, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AVIPA8154A 2): नाव:-लेली धोंमस - - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 405, काजल दर्शन अपार्टमेंट, सेंट धाँमस शाळेजवळ विजय नगर, कल्याण पु., ब्लॉक नं. -, रोड नं. - महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AUDPA4693G
(8)	दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिबाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रविण मसनाप्पा कांबळे - - वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 301, काजल दर्शन अपार्टमेंट, सेंट धाँमस शाळेजवळ विजय नगर, कल्याण पु., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BZTPK1680F 2): नाव:-मसनाप्पा अप्पा कांबळे - - वय:-66; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 301, काजल दर्शन अपार्टमेंट, सेंट धाँमस शाळेजवळ विजय नगर, कल्याण पु., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ADRPK3702H
(9)	दस्तऐवज करून दिल्याचा दिनांक	02/11/2018
(10)	दस्त नोंदणी केल्याचा दिनांक	02/11/2018
(11)	अनुक्रमांक,खंड व पृष्ठ	12093/2018
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	162000
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14)	क्षेरा	



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AGREEMENT FOR SALE & TRANSFER OF FLAT

THIS AGREEMENT TO SELL is made and entered into at KALYAN on this 02nd 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.

NOW THEREFORE THIS ARTICLE OF AGREEMENT 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 FLAT No. 405, on 4th Floor, Admeasuring about 550 sq. ft. Built-up building known as KAJAL DARSHAN, situated at Fisgaon, Taluka Katyan Dist. Thane.

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.

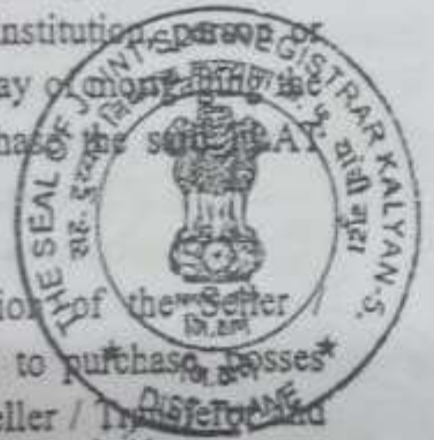
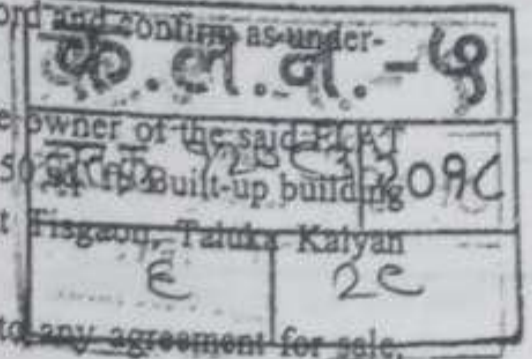
e. The Seller / Transferor hereby declare and admit that presently he has not obtained loan from bank or any financial institution or persons on the basis of the security and or by way of mortgage in the said FLAT along with said SHARES to purchase the said FLAT thereof;

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

3. 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:

- Rs. 1,00,000/- Paid by cash dated -----
- Rs. 11,00,000/- 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.)



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for such transfer payable to the said society shall be borne by both the parties in equal shares only.

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9. The Purchaser / Transferee declare that, the he shall use, occupy, possess and enjoy the said FLAT premises for the Residential Purpose only.
10. 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.
11. 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 herein;
12. The Seller / Transferor hereby declare that, he has paid all the 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.
13. Both the parties hereby declare that, the sale shall be completed 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 shall be entitled to take a proceeding against the other as available in law including claim for specific performance and or damages;
14. Both the parties hereby declare that, this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, sale, Management and 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,

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for such transfer payable to the said society shall be borne by both the parties in equal shares only.

9. The Purchaser / Transferee declare that, the he shall use, occupy, possess and enjoy the said FLAT premises for the Residential Purpose only.

10. 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.

11. 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 herein;

12. The Seller / Transferor hereby declare that, he has paid all the 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.

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20/11/2018

