



Monday, March 14, 2011

11:01:07 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3718

दिनांक 14/03/2011

गावाचे नाव वालीय

दस्तऐवजाचा अनुक्रमांक वसई 3 - 03617 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: बच्चन राजपत यादव - -

नोंदणी फी

:- 4750.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

:- 500.00

एकूण रु.

5250.00

आपणास हा दस्त अंदाजे 11:15AM ह्या वेळेस मिळेल

व्यय निबंधक
महानगरपालिका निबंधक व गो-व
रमई क्र. १

बाजार मुल्य: 468000 रु.

मोबदला: 475000रु.

भरलेले मुद्रांक शुल्क: 6850 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अम्युदय को ऑप बँक ली;

डीडी/धनाकर्ष क्रमांक: 000789; रक्कम: 4750 रु.; दिनांक: 12/03/2011

बच्चन यादव

दस्तऐवज परत दिले

१७
महानगरपालिका निबंधक व गो-व

Customer's Copy

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch : 28664 Date : 11/3/11

Pay to : Acct. Stamp Duty

Franking Value	Rs. <u>6850</u>
Service Charges	Rs. <u>10</u>
TOTAL	Rs. <u>6860</u>

Name & Address of the Stamp duty paying party

Bachchan R. Yadav
77, Laxmi Nagar
Goregaon W Mumbai

Tel./ Mobile No. 98200811029

Desc. of the DD CASH

DD Cheque No. 11 MAR 2011
(For Bank's Use Only)

Drawn on Bank THE KAPOL CO-OP. BANK LTD.

Cashier SS291 Officer

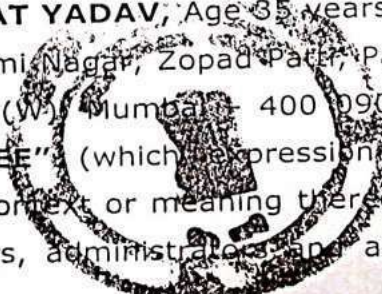
DELIVERED RECEIVED
 25 PL 568
 FRANKING BRANCH

28664 55291 206- Boring 400990 6850 10 6860	55291 206- Boring 400990 6850 10 6860	6850 10 6860	For the 6850 10 6860
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2464
 11/3/11
 28664

AGREEMENT FOR SALE OF A FLAT

THIS AGREEMENT MADE AT WALIV this 11th day of March Two Thousand and Eleven **BETWEEN**
MR. SANTOSH DHONDU BAVKAR, Age 33 years,
MRS. SANJANA SANTOSH BAVKAR, Age 30 years,
MR. SANJAY DHONDU BAVKAR, Age 29 years,
 All Indian Inhabitants, all residing at B-206, Lambodar, Jay Nagar, Waliv, Vasai (E), Dist. Thane, hereinafter called **"THE TRANSFERORS"** (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors and administrators) of the One Part; **AND MR. BACHCHAN RAJPAT YADAV,** Age 35 years, Indian Inhabitants residing at 77, Laxmi Nagar, Zopad Pater, Part-II, Opp. Mahakali Temple, Goregaon (W) Mumbai - 400 090, hereinafter called **"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:



Contd.... 2/-
 S.S. Bavkar
 55291
 119558
 MAR 11 2011
 11/3/11

Authorised Person's Full Signature & Seal
 THE KAPOL CO-OP. BANK LTD.

वसई - 3
प्लॉट नं. 38/12099
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WHEREAS :-

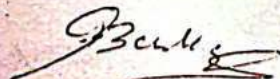
- a) The Transferor is seized and possessed of or otherwise well and sufficiently entitled to sell flat bearing No. 206, B-Wing, admeasuring 38.34 Sq.Mtr. Built-Up area on the Second floor of the building known as Lambodar located at Jay Nagar, Waliv, Vasai (East) Dist. Thane, (hereinafter referred to as "The said Flat").
- (b) The said flat was originally purchased by the Transferor from M/s Rajhans Enterprise under the agreement dated 07/03/2008, Registered No. 02495-2008, Vasai-01. The Transferor has paid the full consideration to the said Seller and complied with all his obligations under the aforesaid agreement and since then he is in lawful occupation of the said flat as absolute owner thereof.
- (c) The Transferor is entitled to sell, transfer, convey and assign all his right, title and beneficial interest in the said flat No. B-206, on the Second floor of the building known as Lambodar, located at Jay Nagar, Waliv, Vasai (E), Dist. Thane, in favour of the Transferee;
- (d) The Transferee has agreed to purchase and acquire from the Transferor all the right title and interest of the Transferor in the said Flat No. B-206, area admeasuring 38.34 Sq.Mtrs. Built-Up Area on the Second floor of the said building of the said Society and in the said shares free from all encumbrances and reasonable doubts, which the Transferor has agreed to do upon the terms and conditions recorded hereinafter.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1. That the Transferor hereby agrees to sell, transfer, convey and assign his right, title and interest in the said Flat No. 206, B - Wing, (admeasuring 38.34 Sq. Mtrs. of Built-Up Area) on the Second floor of the building known Lambodar located at Jay Nagar, Waliv, Vasai (E)

Contd.....3/-

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S.S. Bavkar संजय शेटे
दासकर

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Dist. Thane, with all his right, title and beneficial interest in the said five fully paid up shares of the face value of Rs. 50/- each aggregating to Rs. 250/- and bearing Certificate No. of the proposed society to the Transferee as also all the benefits directly and/or Indirectly attached to the said flat and the said shares, free from all encumbrances and reasonable doubts for the total consideration of Rs.4,75,000/- (Rupees Four Lakhs Seventy Five Thousand Only), paid in cash as a full and final payment. (Receipt Enclosed).

2. The Transferor has obtained No Objection Letter from the said Builder inter alia to the effect that the Society has no Objection to the Transferee being admitted as member of the said proposed and for the transfer/issue of the said shares by the Transferor/ society in favour of the Transferee and all incidental rights as such shareholder including transfer of the said Flat and allotment thereof to the name of the Transferee in the records of the said Society . It shall be the sole obligation of the Transferor to obtain such no objection. Upon obtaining such letter from the said Society, the Transferor at the time of completion of the sale as provided under this agreement apply to the said society for transfer of the said flat and the said shares along with the required documents to the name of the Transferee.

3. After execution of an agreement (a) The Transferor shall by an appropriate writing resign as the member of the said society and request the society to admit the Transferee as member of the said in place of the Transferor (b) the Transferee shall apply to the said society to become member of the said society (c) the Transferor and the Transferee shall duly complete and sign the requisite transfer forms and other relevant forms,

संस्थागत सचिव S.S.BAYKAR

S. S. Baykar

Contd.....4/-

संस्थागत सचिव S.S.BAYKAR

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4. The Transferor doth hereby covenant with the Transferee as follows :-

- (a) That the Transferor has duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges etc., payable to the said society upto the date hereof and shall pay all the dues till the completion of sale;
- (b) That the Transferor is the sole and absolute owner and beneficiary of the said premises duly standing in the name of the Transferor in the books and all other records of the said society and is absolutely entitled to the same and to all incidental rights thereto and to exclusive rights to the use, enjoyment and occupation of the said Flat and except the Transferor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever unto or upon the said premises;
- (c) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Transferor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the transferor, the Transferor has full power and absolute authority in his own right to transfer the said premises and to relinquish and transfer all his rights, title and interest therein in favour of the Transferee;
- (d) That neither the Transferor nor any one on his behalf has committed or omitted any act, deed, matter or thing whereby his holding of the said shares and incidental rights, thereto including the right to peaceful use, occupation, ownership and enjoyment of the said flat and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or whereby the said shares and his other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of the Competent Court or otherwise;
- (e) That the Transferor has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said premises and no other person or party have any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the transferor shall so long as this agreement is valid not enter into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said premises; except the mortgage mentioned on Page No. 2 Clause (e).

अचन दास S.S. Baykar

Contd.....5/-
Budek संजय दास जाकर

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- (f) That the Transferee shall on completion of the transfer peaceably and quietly be entitled to hold and own the said flat and the said shares and all incidental thereto including the right to enter upon and remain in sole occupation and enjoyment of the said flat and/or any part thereof in the Transferee's own right without any interference disturbance interruption, claim or demand whatsoever and/or any person or persons lawfully and equitably claiming by from through, under or in trust for the Transferor;
- (g) That the Transferor has duly complied with observed performed with all the Rules, Regulations and Bye-laws of the said Society and that the Transferor has neither received any notice from the said Society for or in relation to any breach of any of the Rules, regulations and Bye-laws of the said Society nor are there any actions or proceedings pending against the Transferor instituted by the said Society or any member of the said society in respect of the said premises including any notice or action for expulsion or termination of the Transferor as the member of the said society.
- (h) That the Transferor has not received any notice for acquisition or requisition of the said Flat and/or the said shares; and
- (i) That the Transferor herein doth hereby indemnify and keep indemnified the Transferee against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said flat and/or the said shares or compensation, claim, demand, fines, penalties, costs, charges and expenses or any other liabilities whatsoever made or bought, against or incurred, suffered, levied or imposed pursuant to the transfer thereof under the terms of this Agreement and/or by reason or by virtue of the non-performance and non-observance of any of the terms and conditions of the Agreement, covenants and provisions.

5. The Transferor shall bear and pay all outgoings in respect of the said flat including all rates, taxes and charges for consumption of electricity, water, etc. and all dues and charges payable to the said society from the date of completion and the Transferee shall bear and pay all such outgoings, dues and charges to the said society from the date of completion of Sale and receiving possession of the said flat.

Contd.....6/-

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S.S. Barkar

J. Bawle संयुक्त व्हाई लावकर

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6. The Transferor shall also transfer in favour of the Transferee the amounts standing to his credit in the deposits, if any, or the sinking fund maintained by the said society and for that purpose, the Transferor shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said society.

7. The Transferee shall doth hereby agree and covenant to become member of the said society and to abide by and observe and perform all the rules and regulations and bye-laws of the said Society from time to time in force as per Mah. Co-op. Soc. Act, 1960.

8. The Transferor shall sign and execute in favour of the Transferee necessary applications, forms, deeds and other documents or writings as may be reasonably required by the society for transfer of the said shares and the said flat and right to possess, use, occupy and enjoy the said flat in favour of the Transferee and for implementing the terms of this agreement.

9. The stamp duty, if payable, and registration charges, if applicable, shall be borne and paid by the Transferee only. The parties have also agreed to pay and bear equally the transfer fees/donations/ other charges etc. of the said Society for the transfer of the said premises in favour of the Transferee. The Transferor hereby also authorizes the Transferee to pay his share of transfer fees etc. as aforesaid directly to the Society out of the consideration payable to him by the Transferee as provided under this Agreement.

10. This Agreement shall always be subject to the provisions of the Maharashtra Co-operative Society Act, 1960 and the rules made thereunder.



Contd.....7/-

अन्वय माहण

[Handwritten signature]

S.S. Baykar
संजय एच. बायकार

SCHEDULE OF PROPERTY

वसई - 3
वसई नं. 3 एड/12099
124

REVENUE VILLAGE : WALIV WITHIN LIMITS OF
VASAI VIRAR MUNICIPAL CORPORATION

SURVEY NO. : S. No. 49, Hissa No. 1
S. No. 50, Hissa No. 1, 2, 6, 11

BUILDING : LAMBODAR

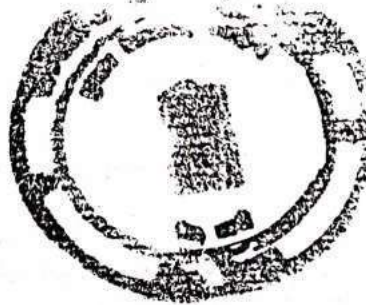
FLAT NO. : 206, B-WING, ON SECOND FLOOR.

AREA IN SQ.MTRS. : 38.34 SQ.MTRS. BUILT UP

AGREEMENT VALUE : RS. 4,75,000/-

STRUCTURE : GROUND + 4

HOUSE TAX NO. : / WALIV WARD



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S.S. Bavkar

S.S. Bavkar
संजय एड/12099

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दिनांक ३१/१२/२०११
६१२५

IN WITNESS WHEREOF the Transferor and the Transferee have set and subscribed their respective hands, the day and year find hereinabove written.

SIGNED AND DELIVERED by the withinnamed THE TRANSFEROR MR. SANTOSH DHONDU BAVKAR



S. S. Bavkar

MRS. SANJANA SANTOSH BAVKAR



MR. SANJAY DHONDU BAVKAR



abovenamed in the presence of.....

Aniket Patade

S.S. Bavkar

Aniket Patade

संजय धोंडू बावकर



SIGNED AND DELIVERED by the withinnamed The TRANSFEEEE BACHCHAN RAJPAT YADAV

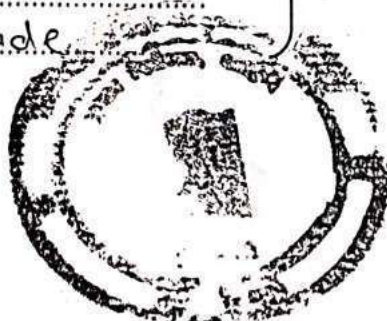


बच्चन यादव

abovenamed, in the presence of.....

Aniket Patade

Aniket Patade



वसई - ३
वसई - ३
१२/०८/२००७

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.
Phones : (Code - 95250) 2390487 • Fax : (Code : 95250) 2390466

Ref. No CIDCO/VVSR/POC/BP-1713/E/22

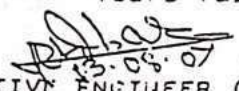
Date: 12/08/2007

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You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for next occupancy certificate.

You shall revalidate balance GSDA certificate for potable water supply within 3 months or before applying for next plinth completion certificate / occupancy certificate / amendment etc. whichever is earlier of your project.

Yours faithfully,



EXECUTIVE ENGINEER (BF & VV)

Encl: a.a

c.c. to:-

Shri R.J. Ashar,
Architectural & Structural Consultants,
6/134, Nityanand Nagar-4,
S.N. Marg, Andheri(E),
Mumbai : 400 069.

