



श. से. मद्रास  
परवाना धारक मुद्रांक विभाग, बम्बई. F 3-MAY 2000  
क्रमांक. 012. दिनांक .....  
मार्केट/वे/बोर्ला AWADHESH LOMAR - RAMKISHOR - SINGH  
बोला. 1/27/... वाक्यांश मुद्रांक  
केन्द्र विभाग

श. से.  
Am.A. J.  
परवाना धारक मुद्रांक विभाग.



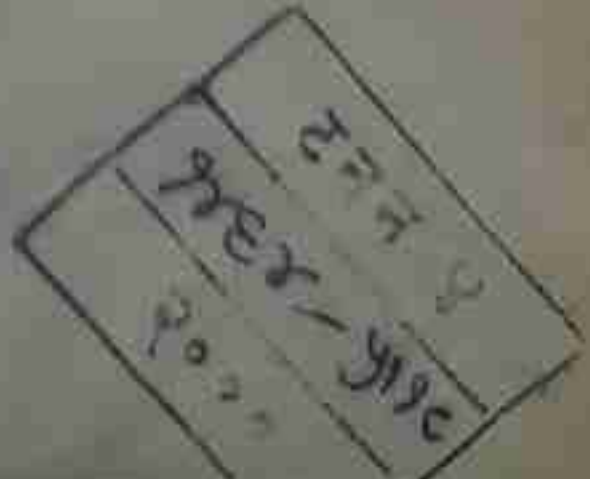
AGREEMENT FOR SALE & TRANSFER  
\*\*\*\*\*  
OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR SALE & TRANSFER is  
made and entered into at BHAYANDAR on this 15<sup>th</sup>  
Day of MAY, 2000 in the Christian Year TWO THOUS-  
AND.

M.M. V. Venkatesh

TRANSFEROR

A. Singh  
TRANSFEREE .....2.....



TRANSFEREE

1000 Rs.



दिकीचे ठिकाण : देवळगाव इलाहाबाद  
मदानी मॉल रोड पोस्टींग नं. ५, कलकत्ता, उ.प्र.  
मसुदा नं. ५४९६ दिनांक १०/०५/२०००  
नाम Shri. Anandesh Kumar R. Singh  
हस्त .....  
१५ MAY २०००

दिनांक

सं. १२२२  
(श्री. अ. न. सिंघ)

Agreement for sale

U-U Kachowakar

Tandhar

AND

A. R. Singh

Tandhar

दस्तावेज-४
११६४-२११६
२०००

M. U. Kachowakar

A. R. Singh



विक्रीचे ठिकाण : हेलकम इन्डिया  
शुभानी मार्गेट, सांभल नगर, काठमांडू, बाघे,  
नगरपालिका ४८११/१००१  
नांव Shri. Anandhas Desai R. Singh  
हस्त sell

15 MAY 2000  
बिवाड

रजिस्ट्रार-केन्द्र  
(सं. प्रान्त. विहार)

Agreement for sale

U. U. KOLCHAVKAR

Trustees

AND

A. R. Singh

more particulars to be furnished

K  
Survey No. 26  
Plot/Shop/Office No. Plat  
Area Built up 366  
No. of Floors of Bldg. 5+3  
Consideration 250000  
Market Value 293000  
Stamp Duty 4000  
Total 4100

A. R. Singh  
टनन-४  
१४६४-१११९  
२०००

टनन ४
११६४-३११६
२०००

due to the Promoters and/or any other person or persons or authority for their shares of taxes and outgoings or any amount relating to the said premises herein, the same shall be duly paid by the Transferor herein and if any amount is recovered by any other person having any type of interest or legal heirs, or equitably claiming or in trust or by any Govt. authority for the Taxes or as land revenue the Transferor herein shall make it good and shall keep TRANSFEREE herein duly INDEMNIFIED for the said payment and lossess damages suffered thereof by such non-payments of same as payable if any by the Transferor.

8. The Transferor do hereby covenant that she shall pay and discharge all the rates and taxes society charges, maintenance, water and electricity charges if any for the period upto and inclusive of the date of full and final payment.

9. The Transferor do hereby further covenant that they shall get the said flat premises and share Certificate No. 68 for fully paid-up shares of Rs . 250/= (Rupees Two Hundred and Fifty )

*Manjushree*  
TRANSFEROR

*Ar Singh*, ...10...

दनन-४  
मै- २५/१२  
२००९

(F) that, he/she has right and absolute authority to enter into this Agreement and that they have handed, have not done or performed or caused or suffered to be done or performed any act, deeds, matters or things whatsoever where by they may be prevented from entering into this Agreement of the said flat premises as purported to be done hereby or whereby the TRANSFEREE hereby may be obstructed or prevented or hindred in enjoying the rights to be conferred in favour of whereby the quiet, vacant & peaceful physical possession of the TRANSFEREE in respect of the said flat premises may be disturbed and in the event of it being found that the Transferor is not entitled to enter into this Agreement with right, sought or purported to be transferred hereby and the quiet, vacant and peaceful physical possession.

7. The Transferor do hereby COVENANT & CONFIRM with the TRANSFEREE that she has paid the sale consideration to the Promoters in full and final and their share of taxes, stampa duty, outgoings upto the date of the Agreements for the said flat premises. That if any amount is



*W. Kulkarni*

*A. Singh*  
TRANSFEREE

रुमन-७  
१४२४-१०११६

Transferee) and the balance amount shall be paid on or before 15-6-2000

4. That Transferor shall handover, the quiet, vacant and peaceful physical possession of the said flat premises on 15-6-2000 to TRANSFEEE immediately on receipt of the said amount in full sale consideration amount on or before 15-6-2000.

5. That it is Further Expressly Agreed between the parties herein, that in case, this Agreement is duly cancelled, rescinded or revoked due to default in implementation or execution of any of the clause herein or otherwise signature and official seal of the society shall automatically become LEGALLY NULL AND VOID for all practical purposes.

6. The Transferor do hereby assures, states, covenants and declares that :-

(A) that the Transferor herein Confirm that the above given Agreement executed between the above given parties is all legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, vacant and peaceful physical possession



*[Signature]*  
TRANSFEROR

*[Signature]*  
TRANSFEEE

...T...

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3788-011E  
2000

WHEREAS the Transferor is the absolute owner and is in exclusive use, occupation and possession alongwith Share Capital of or otherwise well and sufficiently entitled to the Flat premises bearing No. 59 on the 2nd floor in the building known as United Palace Co-operative Housing Society Ltd., situated at Near Rahul Park, Bhayandar(E), Dist. Thane - 401 105., having an area of 430 Sq.Ft. Super Built-up., or thereabouts in the building known as UNITED PALACE CO-OPERATIVE HOUSING SOCIETY LTD., having its REGN.NO. : TNA/HSG/(TC)/6010/1993-94 dated 03/08/1993 at Bhayandar(E), Dist. Thane - 401 105., Taluka and District - Thane on plot of land bearing Old Survey No. 154, New Survey No. 26 Hissa No. 9 in the Revenue Village of KHARI situated at R.N.P. Park, Bhayandar(E), Dist. Thane - 401 105.

AND WHEREAS by and under an Agreement for Sale dated 19/08/1993 into between M/s. UNITED CORPORATION in respect of the above Flat premises bearing No. 59 on the 2nd floor in the building known as UNITED PALACE CO-OP. HOUSING SOCIETY LTD hereinafter called and referred to as "THE VENDOR" therein and with SMT. ALKA ULHAS KALCHAVKAR., the PURCHASER therein and of the OTHER PART acquired the said flat premises on OWNERSHIP BASIS on paym-



*Mr. V. Kalchavkar*  
TRANSFEROR

*A. Singh*  
TRANSFEREE

1000 Rs.



अधीने ठिकाण : देवकाम प्रेमचंद  
बवारी मॉडेल, गांव नं. ४३, कोरनासा, जिल्हा.  
सनुक्रमांक ५४५९ दिनांक १००६  
गांव Shyam... शिवद हशहासकर R. Singh  
हस्त... sell

05 MAY 2000  
दिनांक

(सो. अ. न. निदर्शक)

Agreement for sell

U-U. KALACHAUKAR  
AND Trustee

A.R. Singh

Trustee

1100-0 Kulkarni

एन: ५
१४६४-३१६
२०००

*(Signature)*



277  
378-6AC  
2000

-: 4 :-

ent of FULL & FINAL SALE CONSIDERATION thereof mentioned therein and took possession thereof which is legal and subsisting one.

AND WHEREAS the Transferor herein CONFIRM that the above said Agreement executed between the above given parties is all legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein are in quiet, vacant & peaceful physical possession of the said flat premises since the date they purchased /acquired.

AND WHEREAS the Transferor herein have agreed to assign her rights, title and interest under the said Agreement for Sale of flat with the PROMOTERS and in respect of the said flat premises and the TRANSFEREE herein has agreed to acquire the said flat premises on terms, conditions and obligations hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS :-

1. The Transferor is the sole and exclusive owner of the flat premises bearing No. 59 on the 2nd floor in the building known as UNITED PALACE CO-OPERATIVE HOUSING SOCIETY LTD., situated at R.B.P. PARK, Near Rahul Park, Bhayandar(E), Dist. Thane - 401 105., having its REGN. NO. :

*[Signature]*  
TRANSFEROR

*[Signature]*  
TRANSFEREE ...5...



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 १९६४ - १९६६  
 २०००

अनुक्रम नंबर १९६४/२०००  
 सन २०००  
 दि १५ तारखेस २ व ३  
 दि दरम्यान टाणे - ४ वे  
 दुय्यम निबंधक यांचे फचेरीत आणुन दिला

H.R. Singh

Shree  
 दुय्यम निबंधक टाणे क्र. ४

चलन क्र १०५ दि १५/५/२०००  
 खालीलप्रमाणे  
 फी घेतली २९३०/-  
 नोंदणी फी १०५/-  
 नक्कल फी ( फोलीओ / पाने ) १२/-  
 शेरे नकल फी २/-  
 रुजवात फी २/-  
 फाईलींग फी २/-  
 टपाल १/-

एकूण ३०५२/-  
Shree  
 दुय्यम निबंधक टाणे क्र. ४

१) श्रीमती उल्हा उल्हास बोवंचोकर  
 सतान गृहणी रा. आर्द्रा

श्री. अश्वधरकुमार रामकिशोर  
 सिंग, सतान, व्यवसाय  
 रा. आर्द्रा जि. ताणे



२) श्री. अश्वधरकुमार  
 सतान व्यवसाय  
 आर्द्रा  
 २) श्री. सी. मिश्रा  
 सतान, व्यवसाय  
 आर्द्रा

दस्तऐवज करुन देणार  
 तयाकथित करारान्या  
 दस्तऐवज करुन दिल्याचे कबूल करतात.

Mrs. V. V. Kalchankar,  
H.R. Singh

असे निवेदन करित आहेत की,  
 दस्तऐवज करुन देणाऱ्या उपर निर्दिष्ट  
 इसमास व्यक्तीश ओळखतात व  
 त्याची ओळख पटवितात.

१) Shree  
 २) Ramesh K M / Shree

दिनांक १५ माहे मे २०००  
Shree

दुय्यम निबंधक टाणे क्र. ४

दुस्तक क्रमांक १  
 १९६४ क्रमांकित नोंदणी  
Shree  
 दुय्यम निबंधक टाणे क्र. ४  
 घाटीस १५ माहे ५ सन २०००  
Shree



४३३-४  
४४४-१०१११  
१०११

R E C E I P T  
\*\*\*\*\*

RECEIVED of and from the withinnamed TRANS-  
FEREE in respect of the said flat premises bearing  
No. 59 on the 2nd floor in the building known as  
UNITED PALACE CO-OPERATIVE HOUSING SOCIETY LTD., s-  
ituated at Near Rahul Park, Bhayandar(E), Dist.  
Thane - 401 105., a sum of Rs. 50,000/= (Rupees  
Fifty Thousand Only) as by way of Cash being the  
PART PAYMENT from the total agreed sale conside-  
ration amount of Rs. 2,50,000/= (Rupees Two Lakhs  
Fifty Thousand Only) in respect of the above flat  
premises as follows :-

BY CASH : Rs. 50,000/=

WITNESSESS :

I SAY RECEIVED  
Rs. 50,000/=

*R. J. Mishra*  
R. J. MISHRA  
B.A LL.B.  
Advocate High Court  
G-10, Ekdia Nagar D,  
Naughat Road, Bhayandar (E).  
Tel. 8109132

*M. V. K. Kanchan*  
TRANSFEROR

TRANSFEROR

*M. V. K. Kanchan*  


टनन  
१४६-१६१६  
२०००

New Survey No. 26, Hissa No. 9 in the Revenue Village of KHARI and within the Registration District and Sub-District of Thane and within the Registration Sub-District of Thane, within the Jurisdiction of Mira-Bhayandar Municipal Council, Bhayandar(W), Dist. Thane - 401 101.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals to these presents the day and the year first hereinabove written.

SIGNED, SEALED & DELIVERED

by the withinnamed "TRANSFEROR

MRS. ULKA ULHAS KALCHAVKAR

In the presence of .....

*Mr U.U. Kalchavkar*  
TRANSFEROR

1. *R. J. Mishra*  
**R. J. MISHRA**  
M.A.L.L.B.  
Advocate High Court  
G-10, Chaidaya Nagar D,  
Navghar Road, Bhayandar (E).  
2. Tel 816 91 32

SIGNED, SEALED & DELIVERED

by the withinnamed "TRANSFEE-REE"

SHRI. AWADHESH KUMAR RAMKISHOR SINGH

In the presence of .....

*A.P. Singh*  
TRANSFEEEE

1. *R. J. Mishra*  
**R. J. MISHRA**  
M.A.L.L.B.  
Advocate High Court  
2. G-10, Chaidaya Nagar D,  
Navghar Road, Bhayandar (E).  
Tel 816 91 32

दस्तावेज-४
मूल्य - १३१६
२०००

12. The Transferor hereby states that after the full and final payment of the entire sale consideration amount on or before 15/6/2000 \_\_\_\_\_ she shall have not any objection if thereafter his/her name is removed from the membership of the society and other records of the society and the names of the TRANSFEREE is entered in his/her place.

13. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and Maharashtra Flats Rules, 1964 or any other provisions of law applicable hereto.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT FLAT PREMISES bearing No. 59 on the 2nd floor in the building known as UNITED PALACE CO-OPERATIVE HOUSING SOCIETY LTD., having an area of 430 Sq.Ft. Super Built-up., or thereabouts in the building known as UNITED PALACE CO-OPERATIVE HOUSING SOCIETY LTD., having its REGN.NO. : TNA/ (TNA)/HSG/(RC)/6010/1993-1994 dated 03/08/1993 at Near Rahul Park, Bhayandar(E), Dist. Thane - 401-105., on piece of land bearing Old Survey No.154,

*Handwritten signature*

*Handwritten signature*  
TRANSFEREE

टनन-७
१५६४-१११६
२-७७

bearing distinctive numbers from 336 to 340 (both numbers inclusive) transferred in favour of the TRANSFEREE.

10. Subject to the provisions of Clause No.2, above the Transferor doth hereby assign her right, title and interest in the said flat premises to the TRANSFEREE who is entitled to hold, possess, occupy and enjoy the said flat premises, without any interruption from her.
11. The TRANSFEREE shall bear and pay the charges towards the Stamp Duty and Registration Fees as per Bombay Stamp Duty Act, 1958 as may be in force and thereafter lodge this agreement for registration with the concerned Sub-Registrar within the prescribed time limit and the Transferor therefore shall attend and admit the execution thereof, the Transferor and the TRANSFEREE do HEREBY FURTHER CONFIRM, COVENANT AND DECLARE THAT they have entered into this Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and in spirit.



*[Signature]*  
TRANSFEROR

*[Signature]*  
TRANSFEREE

277-2  
985 997E  
2-0

of the said flat premises since the date she purchased.

(B) that, the said flat premises is free from all encumbrances, claims and demands of any nature whatsoever including lispendens.

(C) that, he has not mortgaged, transferred, assigned or in any other way encumbered or alienated his/her right, title and interest and confirms that the title of the said flat premises herein is clear, marketable and free from all types of encumbrances and liabilities in the said flat premises, on or before the date of execution of this Agreement for Transfer.

(D) that, no suit is pending in respect of the said flat premises nor therein an attachment proceedings going on, nor the said flat premises is subject to that of any charge attachment, lien, claim in favour of any Govt. Central or State, Local Body or Public Authority taxes and rates and levies.

(E) that, after the execution of this agreement the TRANSFEREE is entitled to hold, possess occupy and enjoy the said flat premises without any interruption and from the Transferor herein



*M. K. Kulkarni*  
TRANSFEROR

*A. Singh*  
TRANSFEREE

287  
7/11/1991

TDA/(TDA)/200/(T-)/5010/1991-9- dated 07/08/1991  
at near Bahal Park, Bhayandar(E), Dist. Thane  
401 105.

2. The Transferee herein has agreed to acquire from the Transferor and the Transferor have agreed to transfer the said flat premises at lumpsum consideration amount of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) being FULL & FINAL SETTLEMENT for her claim for the flat premises on OWNERSHIP BASIS subject to the terms, conditions and obligations contained in the said Agreement for Sale with the Developers.

3. It has been mutually agreed upon by and between the parties hereto that the TRANSFEREE shall pay to the Transferor the Sale Consideration amt of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) as under :-

(A) The Purchaser had paid a sum of Rs. 50,000/- ((Rupees Fifty Thousand Only) as a PART PAYMENT by way of CASH to the Transferor of the agreed sale consideration amount in respect of the above flat premises hereinabove mentioned (the payment and receipt hereof the Transferor doth hereby confirm, admit and acknowledge of and from the



*[Signature]*  
TRANSFEREE

*[Signature]*  
TRANSFEROR



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778-2112  
1000

B E T W E E N  
= = = = =

MRS. ULKA ULHAS KOLCHAVKAR., an adult, Indian Inhabitant., residing at Flat No. 59 on the 2nd floor in 'D' Wing in the building known as United Palace Co-operative Housing Society Ltd., situated at Near Rahul Park, Bhayandar(E), Dist. Thane - 401 105., hereinafter called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include her respective legal heirs, executors, administrators and legal representatives and till the last survivor and permitted assigns) of the ONE PART.



A N D  
= = =

SHRI. AWADHESH KUMAR RAMKISHOR SINGH., an adult, Indian Inhabitant, having its address at Marwari Vidyalaya, Prarthana Samaj, MUMBAI., hereinafter called and referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean & include his respective legal heirs, legal representatives, executors, administrators, till the last survivors and permitted assigns) of the SECOND PART.

*U. Kolchavkar*  
TRANSFEROR

*A. Singh*  
TRANSFEREE



₹ 1000

RS 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

बकीचे ठिकाण : ...  
बवारी मा...  
नमुब्रांक ५४९६ दिनांक १०/०५/२०००  
नाम श्री... Awood kashkumar R Singh  
रस्त... self

15 MAY 2000

दिनांक  
...  
(...)



Agreement for sale

U. U. KOLCHAUKAR

Treasurer

and

A. R. Singh.

Transferee

M. V. Kulkarni

Stamp with handwritten numbers: ९४९६, ०१/०५/२०००

Handwritten signature: A. R. Singh

प्राप्तकर्ता कं.

दस्तावेजाचा/चा/चा अनुक्रमांक १०५४/२०१०

दिनांक १५/११/२०१०

दस्तावेजाचा प्रकार-

३२१०१०१ २,१५०,०००/-  
२,२३,००२

सादर करणाऱ्याचे नाव-

श्री कावडोरा कुमारे

खातीलक्षणाची मालिका:-

नोदणी फी

नक्का फी (फोटोसो)

पृष्ठावनाची नक्का फी

टपालखर्च

नक्का किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नक्का (कलम ५३) (फोटोसो)

उतर फी (मागील पन्नासरोत) बाब क.

२२३१२१५ १५०१

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१०५ १५-१२-२०१०

३०५२/-

एकूण

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दस्तावेज

नक्का

येथी तयार होईल व

नोंदणीकृत डॉकने पाठवणी जाईल.

या नोंदणीकृत देण्यात येईल

कुणी निघक.

Aslingh

3052

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नाते नोंदणीकृत डॉकने पाठवावा.

जवाबी करावा.

सादरकर्ता