

63

(A)

For Stamp Duty

नियम 63 म.  
Regn. 63 m.o

री-93, एनम कोम्प्लेक्स  
डि पु. जणे.

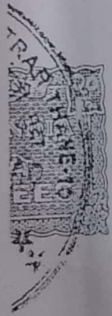
dekk

नांव: - ईमारत नं: -  
नम्बर: AERPA4588E.

19+2=21

रतीचे नाव: - ईमारत नं:  
AQOPK6664H.  
-: ईमारतीचे नाव: -:  
म्बर: AQOPK4685M.

# AGREEMENT FOR SALE



Handwritten notes and signatures in the bottom right corner, including a date '19/11/20' and a signature.

पावती क्र.

मु. २२. ४२, ६००/-

नोंदणी - ३३ म.  
Regn. 39 m.

मो. १२, ००, ०००/- बा. ११, ४६, ०००/-  
दस्तऐवजाचा/अर्जाचा अनुक्रमांक ४६६६०६

दिनांक १४/०७/०६ सन २००६

दस्तऐवजाचा प्रकार- करारनामा

सादर करणाराचे नाव- मनेरजनी एच. केथियन

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ २५)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ )

इतर फी (मागील पानावरील) बाब क्र.

" डी.डी. ३६६६०६  
" १३/०७/०६  
"

रु.	पै.
१२०००/-	००
४२०/-	००
S	
१२४२०/-	००

क. द्वारा हजार-चारशे वीस मात्र एकूण ..

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात घेईल.

सह दुय्यम निबंधक/अधीक्षक

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता



दस्तावेज क्रमांक व वर्ष: 4988/2009

Tuesday, July 14, 2009

5:36:01 PM

दुय्यम निबंधक: सह दु.नि.वा-ठाणे 10

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m e.

गावाचे नाव : पेणकरपाडा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,200,000.00 वा.भा. रु. 1,144,000.00

(2) भू-भाषण, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 47/ पै. वर्णन: सदनिका क्र. 402/4 थां मजला, वि नं. एस-पी-93, पुनम कॉम्प्लेक्स 89 ते 93 को ऑप हौ सांसा लि. शांतीपार्क, पुनम सागर कॉम्प्लेक्स, मिरारोड पू. ठाणे.

(3) क्षेत्रफळ (1) 42.37 चौ. मि. वि. अप.

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विजय एन अमीन - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: मिरारोड पू. ठाणे.; तालुका: ; पिन: ; पॅन नम्बर: AERPA4588E.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मनोरंजनी एच कोटीयन - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: माला ; तालुका: ; पिन: ; पॅन नांबर: AVQPK6664H. (2) धिरज एच कोटीयन - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: ; ईमारतीचे नाव: ; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: ; पॅन नम्बर: AQOPK4685M.

(7) दिनांक करून दिल्याचा 13/07/2009

(8) नोंदणीचा 14/07/2009

(9) अनुक्रमांक, खंड व पृष्ठ 4988 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 42600.00

(11) बाजारभावाप्रमाणे नोंदणी रु 12000.00

(12) शंरा

सह दुय्यम निबंधक ठाणे-१०







AND WHEREAS

By and under an Agreement for Sale dated 07-02-2000 entered between M/s Unique Shanti Developers Pvt. Ltd., having its office at A/8-001, Shanti Vihar, Opp. Sector No. 2, Shanti Nagar, Mira Road (East), Dist. Thane - 402 107 referred as the Promoters therein (hereinafter referred to as the said Builders) and Janak H. Pandya and Pragnya J. Pandya referred as purchasers therein (herein after referred as 1<sup>st</sup> Purchaser) and the said M/s. Unique Shanti Developers Pvt. Ltd. agreed to sell to the 1<sup>st</sup> Purchaser and the 1<sup>st</sup> Purchaser agreed to purchase from them a flat being Flat No. 402, Building No. SP-93 admeasuring 380 Square Feet of Carpet area on the 4th Floor of their housing project at Poonam Complex, Shanti Park, Mira Road (East), Dist. Thane - 402 107 (hereinafter referred to as the said flat), at the price and on the terms and conditions mention therein on the land more particularly described in the schedule written hereunder.

A N D

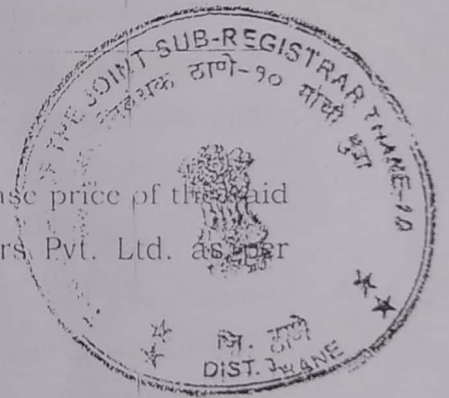
The said original Agreement for Sale dated 07-02-2000 was lodged for registration at the office of the Sub-Registrar of Assurance at Thane under No. \_\_\_\_\_ on

A N D

The 1<sup>st</sup> Purchaser herein has paid entire purchase price of the said flat to the said M/s. Unique Shanti Developers Pvt. Ltd. as per Agreement recited herein before.

A N D

The said M/s. Unique Shanti Developers Pvt. Ltd. admitted and confirmed that no amount is due and payable by the 1<sup>st</sup> Purchaser herein in respect of the said flat and the 1<sup>st</sup> Purchaser herein has taken actual possession of the said flat.



*[Handwritten signature]*

टनन - 90	
२२८	/२००९
२-२९	

*Mandranjan Shiro*

SHANTI BANK LTD.  
 Shop Nos. 34-41, Geeta Arcade-1  
 Station Road, Mira Road (East)  
 Thane-401107.  
 E-S/STP(V)/C.R. 1009/02/2005/200-203  
 102885  
 JUL 13 2009  
 17:43



A N D W H E R E A S

By and under an Agreement dated 17-06-2002 entered between 1<sup>st</sup> Purchaser and Mr. Manish Rao and Mrs. Shruti Manish Rao (herein after referred as 2<sup>nd</sup> Purchaser), the 2<sup>nd</sup> Purchaser had purchased and acquired all rights, title and interest together with permanent and absolute right of use and occupation of the said flat for the consideration set out therein and the 2<sup>nd</sup> Purchaser herein has paid entire consideration to the 1<sup>st</sup> Purchaser and has taken effective possession of the said flat, and was and till this day is in occupation of the same.

A N D W H E R E A S:

By and under an Agreement dated 15-09-2005 entered between 2<sup>nd</sup> Purchaser and the transferors herein, the transferors had purchased and acquired all rights, title and interest together with permanent and absolute right of use and occupation of the said flat for the consideration set out therein and transferor herein has paid entire consideration to the 2<sup>nd</sup> Purchaser and has taken effective possession of the said flat, and was and till this day is in occupation of the same.

A N D

The said original Agreement for Sale dated 15-09-2005 for registration at the office of the Sub-Registrar of Assurance at Thane under No. TNN10 - 06191 - 2005 on 19-09-2005.



A N D

The transferor has agreed to sell to the transferees and the transferees have agreed to purchase from transferor the said flat with fixtures, fittings and amenities provided therein by the Builders for the agreed consideration of Rs.12,00,000/- (Rupees Twelve lacs only) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

*[Handwritten signature]*

2017-20  
2008  
2-00

Manoj Manjiv  
Dhiraj

A N D

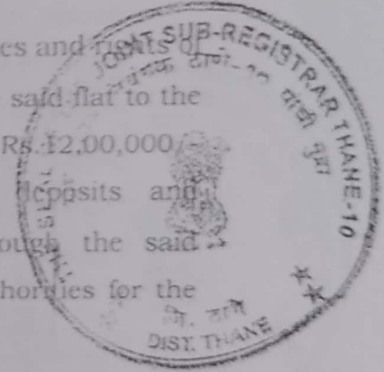
The transferor is legal and bonafied member of the Poonam Complex (89-93) Co-operative Housing Society Limited a registered Society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act 1960 under No. TNA/(TNA)/HSG/TC/13504/2002-03 Dated 19-04-2002 with its registered office in the same building and WHEREAS the transferor is registered share holder of five fully paid up shares of Rs. 50/- each bearing distinctive Nos. 625 to 630 (both inclusive) in share certificate no. 126 of the said society standing in his / her name and whereas the transferor has full right and interest and ownership and possession of the said flat in the said society's building.

A N D

The transferees are desirous of acquiring the said shares and rights of the said flat with all deposits and contributions made by the transferor with various local authorities for the beneficial, enjoyment and occupation of the said flat.

A N D

The transferor have agreed to transfer the said shares and the said flat and handover vacant possession of the said flat to the transferees at and for the total consideration of Rs. 12,00,000/- (Rupees Twelve lacs only) together with all deposits and contribution made by the transferor either through the said Builders or the said society with various local authorities for the beneficial enjoyment and occupation of the said flat.



A N D

The transferees have agreed to purchase the said shares and rights of the said flat with all deposits and contribution made by the transferor and all benefits thereof at and for the total consideration as aforesaid transferred in their names with permanent right of use and occupation of the said flat.

ठान-१०
१६६ / २००१
१-२९

Mandranjiv  
Dhore

**NOW THIS AGREEMENT WITNESSETH AS UNDER :**

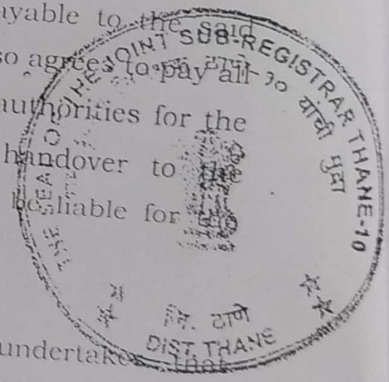
1. The transferor shall sell, assign and transfer to the transferees all the said shares and right of the said flat with all deposits and benefits thereof at and for the total consideration of Rs.12,00,000/- (Rupees Twelve lacs only) and the transferees shall pay to the transferor entire amount of agreed consideration of Rs. 12,00,000/- (Rupees Twelve lacs only). Transferor doth do hereby admit and acknowledge to discharge every part thereof to the transferees after receipt of agreed consideration.

Rs. 600,000/- /- The transferee shall pay to the transferor on / or before execution hereof as part amount of agreed consideration.

Rs. 500,000/- /- The transferee shall pay to the transferor on / or before 14-7-2009 as part amount of agreed consideration.

Rs. 100,000/- /- The transferee shall pay to the transferor on / or before \_\_\_\_\_ as balance amount of agreed consideration by availing housing loan from any Bank / Financial Institution.

2. The transferor declares that all amounts in relation to the said shares and the said flat are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said Builders or the said society. The transferor also agrees to pay all dues if any to the said society or any other authorities for the period till possession of the said flat is handover to the transferees and thereafter he / she will not be liable for same.



3. Transferor declares & hereby agrees & undertake immediately on execution hereof the transferor will obtain necessary permission from the said society as required under rules 40 (a) of M.C.S. Act. 1960 to transfer all their rights, title & interest including shares & deposits in favour of transferees & also agrees to co-operate & assist with the transferees for further assuring in law and for better perfectly transferring the said flat will all benefits thereof unto the transferees.

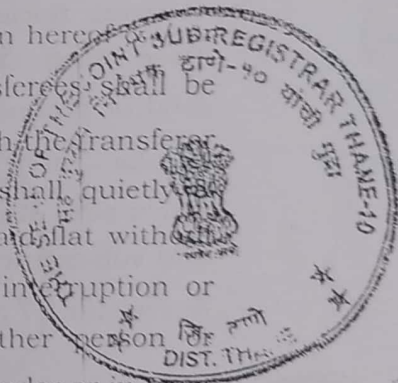
*(Signature)*

ट न न - १०  
१००० / २००९  
१३-२९

*Manojkumar  
Dhore*



4. The transferor declares that he / she has full right & absolute power & authority to sell, assign & transfer to the transferees all their rights, title & interest in respect of the said flat & that no other person or persons have any right, title & interest or claim or demand of any nature whatsoever into over upon the said flat or any part thereof either by way of sale exchange, mortgage, gift, trust, lien or tenancy or otherwise over the said flat & the said flat is free from all attachments & encumbrances beyond reasonable doubts & hereby agrees & undertake to indemnify & keep indemnified to the transferees against all such acts, actions, claims, demands, proceedings, cost & expenses arising from any third person or persons relating to the said flat.
5. The transferor hereby agrees & undertakes that immediately on receipt of the full amount of agreed consideration as mentioned in clause (1) herein he / she will handover peaceful vacant possession of the said flat to the transferees alongwith all relevant documents including bills, receipts, vouchers, correspondence etc. standing in his / her name & also agrees to handover the original Agreement for Sale.
6. The transferor declares that on & after execution hereof on giving possession of the said flat the transferees shall be exclusive owner of the right, title & interest which the transferor have in the said flat & then the transferees shall quietly & peacefully hold, possess, occupy & enjoy the said flat with any let or hindrance or denial or demand or interruption or eviction or claim by the transferor or any other person or persons lawfully or equitably claiming through under or in trust for the transferor.
7. The transferor hereby agrees & undertakes to execute all further agreements, conveyance & affidavits, undertakings & forms etc. in favour of the transferees as & when required by the transferees & / or the said society for effectively transferring the said flat with all benefits thereof unto the transferees.



22-11-20  
22/11/20  
E-29

Mandranjini  
Dhird

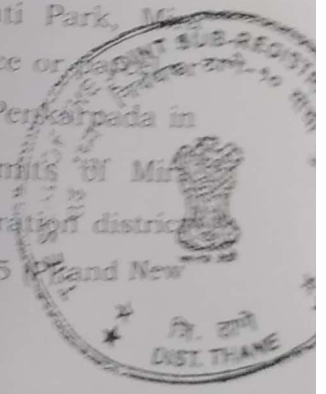
- 7 -

8. This agreement has been concluded between the parties herein on the basis of representations of the transferor that the agreement with the purchase of the said flat and the membership with the said society are valid and subsisting and no notice of requisition or acquisition of the flat or termination of membership has been received by him / her. The transferors declares that they have inspected all documents in respect of the said flat and fully satisfied thereof.

9. All out of pocket expenses and costs of and incidental to this Agreement including stamp duty, registration charges, etc. if any payable on this agreement shall be borne and paid by the transferees who shall also liable to pay all outgoings in respect of the said flat as and when due for payment from the date of possession and the society's transfer fees will be shared between the transferor and transferees equally.

**THE FIRST SCHEDULE OF THE PREMISES REFERRED TO**

All that the Flat No. 402, admeasuring Carpet Area of 380 Square feet (equivalent to 42.37 Square meters Built-up area) on the 4th Floor of Building No. SP-93, Poonam Complex (89-93) Co-operative Housing Society Limited, Poonam Complex, Shanti Park, M Road (East), Dist. Thane - 402 107. On all that piece or parcel of land or ground lying being and situated at village Penkalpada in Taluka Thane and District Thane within the limits of Mir Bhayander Municipal Corporation and in the registration district and sub-district of Thane and bearing Survey No. 215 and New Survey No. 47 (P).



Mandhanjiv  
Shinde

टनन - 90
रसे 12/08
U-29

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands on the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED by the  
withinnamed Transferor



MR. VIJAY N. AMIN

*[Signature]*

In the presence of T. P. Pandey [Signature]

SIGNED SEALED AND DELIVERED by the  
withinnamed Transferees



SMT. MANORANJANI H. KOTIAN

*Manoranjani*

&



MR. DHIRAJ H. KOTIAN



In the presence of [Signature]

टहाना - 10  
2022  
(- 29)



# RECEIPT

RECEIVED on or before execution hereof from the withinnamed  
"TRANSFEREES" a sum of Rs. 600000/- (Rupees SIX  
LAKHS ONLY)  
being part amount payable against the agreed consideration as  
mentioned herein and paid to me in following manner :-

✓  
Cash / Cheque / ~~Pay order~~ No. 277756 Dated 30-6-2009

Drawn on Mudel Co-op Bank Ltd Malad West Mumbai

I say Received Rs. 600000/-



MR. VIJAY N. AMIN  
(TRANSFEROR)

Witnesses :

- (1) J. P. Pandey J. Pandey  
(2) Amal



टनन-90
४०६६ / २००९
e-29

# RECEIPT

RECEIVED on 14-7-2009 from the withinnamed  
"TRANSFEREES" a sum of Rs. 500,000 /- (Rupees FIVE  
LAKHS ONLY)

being part amount payable against the agreed consideration as  
mentioned herein and paid to me in following manner :-

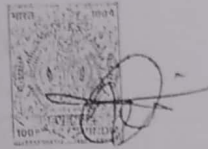
a - 277758 dt 14-7-2009 of Rs. 200,000/-

Cash / Cheque / Pay order No. 819155 Dated 14-7-2009 of Rs. 200,000/-

✓  
MODEL  
a - (Model) Co-op Bank Ltd Malad West

Drawn on b - The Bharat Co-op Bank Ltd Kandivli West

I say Received Rs. 500,000/- 1-



MR. VIJAY N. AMIN  
(TRANSFEROR)

Witnesses :

- (1) J. P. Pandey J. Pandey  
(2) [Signature]



उत्तर - १०  
१०००  
१०-२९

2981-2

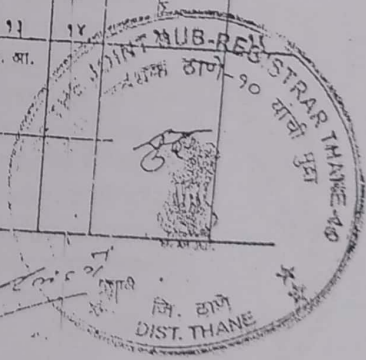
गांव नमुना सात (अधिकार अर्थात् पत्रक)

मुद्रापत्र क्रमांक	मुद्रापत्र क्रमांकाचा उप विभाग	मुद्रापत्र पत्रकी
६०	१६६१	३१०, ७५२, ८०३, ९८०, १११०, १६१२, २५८९
होती व लागू असलेली मंजूर	N.P	
लागवारी योग्य क्षेत्र	हेक्टर	आ
	२-१२-४	
जमीन	२-१२-४	
जे. व. (लागवारी क्षेत्र मालकी)	वर्ग (अ)	०-६६-३
	वर्ग (ब)	
जमीन	०-६६-२	
आकाराची	११-६७ (११६)	
जुपी किंवा विरोध आकाराची		

गांव पणकडगा  
 गावठाण ठाणे  
 द. भा. वे. गांव ठाणे  
 ७५२, ७५०, १६१२, १११०, १६१२, २५८९, १११०, १६१२, १६१३, १६१४

गांव नमुना बारा (पिकाची नोंद घरी)

क्र.	काम	पिकासाठीची क्षेत्राचा नोंद										लागवारीसाठी		अधिकार क्षेत्र	वेळ
		पिके					पिकासाठीची क्षेत्र					पत्रक			
		पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद	पिकाची नोंद		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
द. भा. व. आ. <span style="margin-left: 100px;">द. भा. व. आ.</span> <span style="margin-left: 100px;">द. भा. व. आ.</span> <span style="margin-left: 100px;">द. भा. व. आ.</span>															
२-१२-४															



१११८८

१२-२९