

95

29

AGREEMENT FOR SALE OF FLAT



RE: Flat No. A-9, on 2nd floor, NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED, Neelima Apartments, admeasuring 550 square feet built-up area, along with open car parking space in the compound of the society situated on the Plot of land bearing Survey No. 42, Hissa No. 7 and bearing corresponding C.T.S. No. _____ village Mulegaon Taluka Andheri, admeasuring 2653.08 square meters or thereabouts at Mahakali Caves Road, Andheri (East), Mumbai - 400 093.

Name of the Transferor ➤ **M/s. M.F.R. ELECTRONIC COMPONENTS PRIVATE LIMITED**

Name of the Transferee ➤ **Mr. SAPINDER JEET SINGH**

*** DRAFTED BY ***

J.K. SHETTY

B.A.LL.B

Advocate High Court
Office No. 112, 1st floor, Goyal Shopping
Arcade, S.V. Road, Borivali (West),
Mumbai - 400 092,

☎ **2801 34 69,**

☎ **3303 31 09**

29



Thursday, November 25, 2004

3:49:00 PM

3

4

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6647

दिनांक 25/11/2004

गावाचे नाव मुळगांव

दस्तऐवजाचा अनुक्रमांक वदर9 - 06649 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सर्पीदरजीत सिंग - -

नोंदणी फी	:-	9750.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (14)	:-	280.00
एकूण रु.		10030.00

आपणास हा दस्त अंदाजे 4:03PM ह्या वेळेस मिळेल


दुय्यम निबंधक
 अंधेरी 3 (अंधेरी)

बाजार मुल्य: 919980 रु. मोबदला: 975000रु. सह. दुय्यम निबंधक अंधेरी-३

भरलेले मुद्रांक शुल्क: 32500 रु.

मुंबई उपनगर जिल्हा.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक ;

डीडी/धनाकर्ष क्रमांक: 278255; रक्कम: 9750 रु.; दिनांक: 27/11/2004

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 25/11/04

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 95

Receipt Date : 21/10/2004

Received From : SAPINDER JEET SINGH

On Account of : 102-(II)

MMRDA Counter No. : 7

DELIVERED

Mode of Payment

DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name &
Branch

Area
Code

Amount
(In Rs.)

PO

278088

21/10/2004

0

32500.00

Bank Name : STATE BANK OF INDIA (SBI)

Branch Name : SANTACRUZ ELEC. PRO. ZONE (SPZ)

Case No. :



Lot No. :

Lot Date :

Total D. O. :

Sr. No

Description of Stamps /
Franking

Quantity

Denomination

Amount
(in Rs.)

DELIVERED

बहर-९/
६६७९/९
२००४

Total :

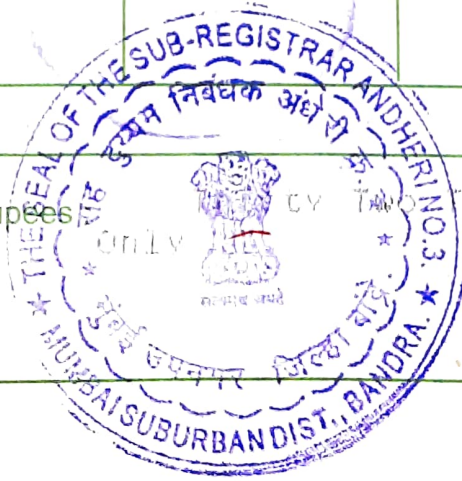
Rs. :

32500.00 Rupees

Only

cy Three thousand Five Hundred

Cashier / Accountant



Signature / Designation

8

(V)

AGREEMENT FOR SALE OF FLAT

ARTICLES OF AGREEMENT made at Mumbai, this 25th day of Nov - 2004,

Sapinder

BETWEEN

M/s. M.F.R. ELECTRONIC COMPONENTS PRIVATE LIMITED a company incorporated under companies Act, 1956, having its registered office at Unit No. 40, S.D.F. 2, SEEPZ, Andheri (East), Mumbai - 400 096 through its Managing director Mr. Bharat Bhushan Bahl hereinafter called "the TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the said company, its board of directors and their successors and assigns) of the of the **ONE PART:**

AND

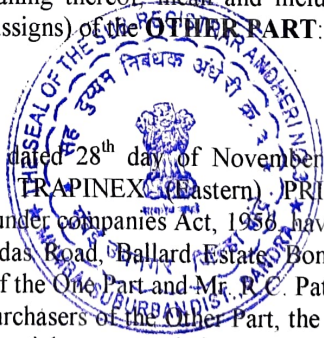
Mr. SAPINDER JEET SINGH aged 46 years, an adult, Indian Inhabitant presently residing at Unit No. 40, SDF - 2, Seepz, Andheri (East), Mumbai - 400 096 and gainfully employed with M/s. M.F.R. Electronic Components Private Limited at their office at the above address hereinafter called "the TRANSFEREE" (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:**

WHEREAS:

(i) By virtue of an Agreement dated 28th day of November 1977, made at Bombay between M/s. TRAPINEX (Eastern) PRIVATE LIMITED, a company incorporated under companies Act, 1956, having its registered office at Shoorji Vallabhdas Road, Ballard Estate, Bombay - 400 038 therein called the Builders of the One Part and Mr. R.C. Patel and Mrs. H.R. Patel therein called the Purchasers of the Other Part, the latter had purchased and acquired a residential accommodation on ownership basis i.e., Flat No. A-9, on 2nd floor, in the building known as NEELIMA APARTMENTS admeasuring 550 square feet built-up area, along with

Sapinder

EEC 2
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B. S. MAYEKAR,
Proper Officer,
General Stamp Office, (Bandra).

25/11/04
As per Mr. Bahl the house is indeed only
S. Sapinder
GENERAL STAMP OFFICE
TOWN HALL FORT MUMBAI
INDIA
27.75 GENERAL
183818 ADDRESSIVE
OCT 21 2004
RS. 0032500
MAH-GSO/0063
P-1060
STAMP DUTY MAHARASHTRA

open car parking space in the compound of the society situated on the Plot of land bearing Survey No. 42, Hissa No. 7 and bearing corresponding C.T.S. No. 39 village Mulegaon Taluka Andheri, admeasuring 2653.08 square meters or thereabouts at Mahakali Caves Road, Andheri (East), Mumbai - 400 093 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, more particularly described in the schedule hereunder written (hereinafter called "the said flat") at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore to the said Builders and took the vacant and peaceful possession of the said flat;

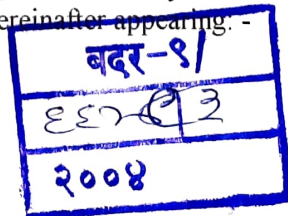
(ii) The said original Purchasers Mr. R.C. Patel and Mrs. H.R. Patel were the bona fide members of NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED a registered co-operative Housing Society, under Maharashtra Co-operative Societies Act, 1960, bearing registration No. BOM/HSG/5915 of 1979 dated 08.08.1979 (hereinafter called "the said society") holding shares and interest in the capital of the said society jointly;

(iii) The said original Purchasers Mr. R.C. Patel and Mrs. H.R. Patel in turn re-sold the said flat together with his said shares and interest in the capital of the said society to M/s. M.F.R. Electronic Components Private Limited (the Transferor herein) by a writing/letter dated 20th day of January 1984 at or for the price and upon the terms and conditions therein contained and put its directors in vacant and peaceful possession of the said flat after receiving the full consideration and at the request of the said original Purchasers Mr. R.C. Patel and Mrs. H.R. Patel the said flat and the said open car parking space together with the said shares and interest in the capital of the said society were duly transferred to the name of the Transferor herein by the Managing committee of the said society as per the bye-laws of the said society and the Transferor herein was admitted as a member of the said society in place and stead of the outgoing members and the Transferor herein was issued new share certificate No. 71 dated 11.11.1984 consisting of fully paid-up five shares of Rs. 50/- each bearing distinctive Nos. 41 to 45 (both inclusive) (hereinafter called " the said shares and interest in the capital of the said society");

(iv) The Transferor as such bona fide member of the said society is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said flat, together with the said shares and interest in the capital of the said society, free from all encumbrances, and as such it is entitled to deal and dispose of the same, subject to the bye-laws of the said society;

(v) The Transferor has given the notice of intention to transfer its said shares and interest in the capital of the said society, together with its said flat in the building of the said society to the Managing committee and has obtained their consent for the same;

(vi) It is now mutually agreed by and between the parties hereto that the Transferor shall sell and transfer and the Transferee shall purchase and acquire the said flat together with the said shares and interest of the Transferor in the capital of the said NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED free from all encumbrances, at or for the price of Rs. 9,75,000/- (Rupees Nine Lakhs Seventy Five Thousands) only and upon the terms and conditions hereinafter appearing. -



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1. The Transferor shall sell, transfer, assign and assure and the Transferee shall purchase and acquire the said flat i.e., Flat No. A-9, on 2nd floor, NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED, Neelima Apartments, admeasuring 550 square feet built-up area, along with open car parking space in the compound of the society situated on the Plot of land bearing Survey No. 42, Hissa No. 7 and bearing corresponding C.T.S. No. 39 village Mulegaon Taluka Andheri, admeasuring 2653.08 square meters or thereabouts at Mahakali Caves Road, Andheri (East), Mumbai - 400 093, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, more particularly described in the schedule hereunder written, together with the said fully paid-up 5 shares of Rs. 50/- each bearing Distinctive Nos. 41 to 45 (both inclusive) under Share Certificate No. 71, held by the Transferor in the capital of the said NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED, free from all encumbrances, at or for the price of Rs. 9,75,000/- (Rupees Nine Lakhs Seventy Five Thousands) only being the full consideration, due and payable by the Transferee to the Transferor in the following manner: -

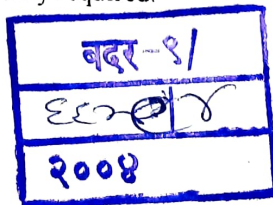
(a) Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousands) only being the earnest money on or before execution of these presents.

(b) Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousands) only being the balance consideration within 15 days from the date hereof against the delivery of the vacant and peaceful possession of the said flat, free from all encumbrances. The payment of the balance consideration within the stipulated time limit is the essence of contract. However it is further agreed by and between the parties hereto that if the Transferee fails and neglects to pay the balance consideration within the stipulated time limit then in that event the Transferor shall be entitled to terminate this Agreement forthwith and return the earnest money received by it without interest to the Transferee.

2. On receiving the full consideration as aforesaid, the Transferor shall immediately put the Transferee in vacant and peaceful possession of the said flat and shall relinquish its right, title and interest in respect of the said flat together with its said shares and interest in the capital of the said society in favor of the Transferee (which he has seen, inspected and found to be in perfect condition) and the Transferee shall be entitled to quietly enter, occupy, possess and enjoy the said flat together with the fittings, fixtures and other amenities attached thereto absolutely without any let or hindrance.

3. The Transferor hereby undertakes to pay and clear all the society dues, electric bills, telephone bills in respect of the said flat up to the date hereof and agreed to discharge other obligations, if any such as repair fund, sinking fund etc., towards the said society and keep the Transferee indemnified and harmless.

4. The Transferor shall and will from time to time and at all times hereafter at the request and cost of the Transferee do and execute or cause to be done or executed all further acts, deeds, matters and things for the better and more perfectly assuring, assigning and transferring the said flat and the said shares and interest in the capital of the said society in the name of the Transferee as may be reasonably required.



2
Appendix
5. The Transferor doth hereby declares and covenants with the Transferee that it has been occupying the said flat on ownership basis and holding the said shares and interest in the capital of the said society free from all encumbrances as bona fide member and said flat and the said shares and interest in the capital of the said society are not charged or mortgaged or otherwise encumbered and that there is no adverse claim, process of court or notice of any local authority or public body in respect thereof and that no person other than the Transferor have any right, title and interest, possession, benefit, claim or demand of whatsoever nature in respect of the said flat and/or the said shares and interest in the capital of the said society.

6. The Transferor will from time to time and at all times save harmless and keep indemnified the Transferee, his heirs, executors, administrators and assigns against any debts and liabilities of the said flat and the said shares and interest in the capital of the said society incurred and suffered by it prior to these presents.

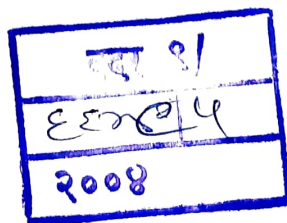
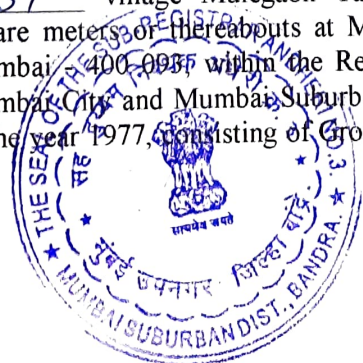
7. It is mutually agreed by and between the parties hereto that the society transfer charges, shall be borne and paid by the Transferor and Transferees equally. However stamp duty and registration fees relating to this Agreement shall be borne and paid by the Transferee only.

8. The Transferee shall become a member of the NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said society and shall regularly pay the proportionate share of society monthly outgoings/maintenance charges every month without fail in respect of the said flat. And any further additional funds such as building repair fund raised by the Managing Committee by passing necessary resolution in the A.G.M. after the date of this Agreement shall also be borne and paid by the Transferee only.

9. The Transferor shall hand over to the Transferee all the relevant papers, Original Agreement dated 28.11.1977 and subsequent resale writing/letter dated 20.01.1984, original share Certificate, etc. relating to the said flat against the payment of full consideration and shall also sign all the necessary forms, applications, declarations and undertakings as required by the bye-laws of the said society for transfer of share and interest of the Transferor in the capital of the said society to the name of the Transferee.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT Flat No. A-9, on 2nd floor, NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED, Neelima Apartments, admeasuring 550 square feet built-up area, along with open car parking space in the compound of the society situated on the Plot of land bearing Survey No. 42, Hissa No. 7 and bearing corresponding C.T.S. No. 39 village Mulegaon Taluka Andheri, admeasuring 2653.08 square meters of thereabouts at Mahakali Caves Road, Andheri (East), Mumbai - 400 093 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The said Building was constructed in the year 1977, consisting of Ground plus 4 upper floors and there is no lift.



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

SIGNED AND DELIVERED BY
the withinnamed TRANSFEROR
**M/s. M.F.R. ELECTRONIC COMPONENTS
PRIVATE LIMITED** through its Managing Director
Mr. BHARAT BHUSHAN BAHL
in the presence of

Bharat Bhushan Bahl

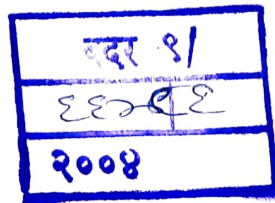
Sapinder
Mk

SIGNED AND DELIVERED BY
the withinnamed TRANSFEREE
Mr. SAPINDER JEET SINGH
in the presence of

Sapinder

WITNESSES:

1. *Sapinder*
2. *Mk*



: RECEIPT:

RECEIVED of and from the withinnamed the Transferee a sum of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousands) only being the earnest money, due and payable by him to us under these presents by Cheque No. 004172 dated 23.10.2004 drawn on Citi Bank Mumbai Branch.

I Say Received Rs. 1,25,000/-

For M/s. **M.F.R. ELECTRONIC COMPONENTS PRIVATE LIM**

Bharat Bhushan Bahl


(**Mr. BHARAT BHUSHAN BAHL**)
Managing Director
TRANSFEROR

WITNESSES:

Paranjit Singh

1. Signature

Name:

Paranjit Singh

Address:

*12/8 Sher-E-Punjab Society
Mahalaxmi Road Andheri (E) Mumbai - 93*

[Signature]

2. Signature

Name:

Address:



वडा ९/
६६२६७
२००४

NAV NEELIMA CO-OPERATIVE HOUSING SOCIETY LIMITED

(REGD. NO. BOM / HSG / 5915 / OF 1979)

"NEELIMA APARTMENTS" 42, MAHAKALI CAVES ROAD, ANDHERI (EAST), MUMBAI-400 093.

No. _____

Date _____

The Managing Director
MFR Electronic Components
Pvt. Ltd.,
Unit No.40, SDF – II,
Seepz (Sez), Andheri (East),
Mumbai – 400 096.

30th October, 2004

Dear Sir,

Re: Flat No. A/9 in the society building

This has reference to your letter dated 25th October, 2004, we hereby confirm the following:

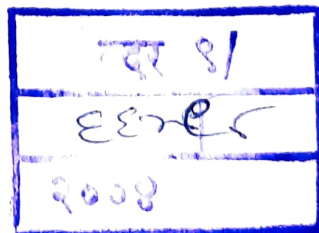
We have No Objection to your selling the Flat No. A/9 in the society building to Mr.Sapinder Singh subject to the condition that all society's monthly maintenance bills are paid.

The building of the society, Neelima Apts was constructed in 1976 and the A – Wing of society has ground plus three floors without lift.

Thanking you,

Yours truly,
For Nav Neemila Co-op Hsg Society Ltd.,

Hon. Secretary



757/78

Municipal Corporation of Greater Bombay

No. CE/5837/BSII/AK of 22 SEP 1979

To
Shri R.R.Chawla, Architect,
322 Commerce House,
140, N.M.Road, Fort, Bombay 400 001.

Sub:- Occupation Cft. for proposed building on
Plot Bearing S.No.42, H.No.7, Mahakal
Caves Road, Andheri (East).

Sirs,

Ref:- Your letter No. Nil of 23-3-79.

With reference to the above by the directions I
have to inform you that there is no objection to your client
occupying the premises as shown by you in the completion plans
submitted by you after obtaining water connection and subject to
following conditions which should be complied with, within three
months from the date of receipt hereof.

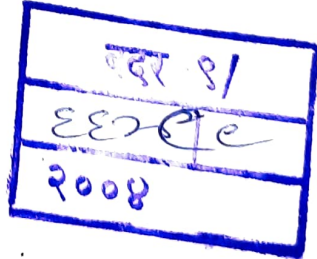
- 1:- That the Certificate under section 270-A of
the Bombay Municipal Corporation Act for adequate water supply
should be obtained from Hydraulic Engineer.
- 2:- Conveyance of set-back lane in the name
of Bombay Municipal Corporation.
- 3) Registration of Society.

Please also note that if any of the user
mentioned in the approved plans is found changed without prior
permission from the Municipal Corporation, this Occupation
Certificate granted to your client will be treated as cancelled
and steps will be taken to out off the water connection granted
to your client.

Yours faithfully,

Assistant Engineer Building
Proposals (Western Suburbs)
K-Ward.

2ak/22.9.79.



मालमत्तेच्या रजिस्टर कार्डातील उतारा

शिष्टी सधे मुळगाव तालुका कुंधरी जिल्हा मुज

सधे नंबर 30	भवनक्र य. नि. 2000-0 1966-6 2E2C-3	सरा प्रकार 2804 PM 1957	सरकारला मरलेल्या साम्यांना अपना धडाचा उपवील व ती केव्हा बदलावया वा
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शिवाटीचे हक :-

मद्ये धारण करणाऱ्याचे नाव :-

हक कसा प्राप्त झाला (जोपयत तपास लागला तोपर्यंत)

श्री

तारीख :-	व्यवहार :-	व्हॉल्यूम नंबर :-	नवीन धारण करणारा (भा), पट्टदार (पत्र), व्यवहार कर बांधकाम नगरा (र)	साक्षीदाखल सदी

100	श्री व. जे. शिंदे व मा. न. गु. क. क. ए. यांचे फडोले कोदश कर्मिंस 30/11/57 22/11/57 शुभे शिव पुस्तकी	शिव पुस्तकी		
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शिवे 2/11/57
शुभे



८७८
 अजय व अमि इतिदिने
 वि. प्र. वेर-२०१२ रचयित
 के. जे. यांचे कडील
 श्री. का. पु. र. वी. राम
 ए. ए. के. वि. र. र.
 व. मा. ज. अ. अ. क. र.
 यांचे मोरेश का मुंबई
 उदाहरण २०१२
 कालांतराने पु. र. र.
 यांचे हे मुंबई मंडळ
 नगर पालिकेकडे वळविले
 जावे.

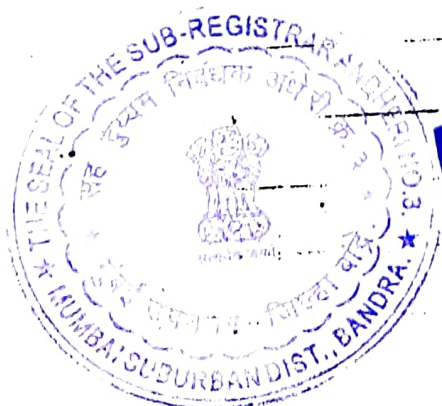


दादल १३-११
 म. अ. १३-११
 याची ता. १३-११
 या करणा. १३-११
 या करणा. १३-११

रकम १००००
 नगरपालिका शुल्क १००००
 तपासणीची शुल्क ५०
 इय. तणीची अविभार शुल्क
 कागद शुल्क
 मसुना शुल्क २५
 पूर्णाकीरण ३
 रकम २
 एपाल हद्दीत
 इतर शुल्क १-००

TRUE COPY

[Signature]
 City Survey Officer, V
 Bombay Suburban Dist., Bombay



११-११
 ११-११
 २००८

नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 975,000.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 919,980.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 32500.00
(5) बाजारभावाप्रमाणे नोंदणी फी	रु 9750.00
(6) दस्त निष्पादित केल्याचा	25/11/2004

रूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. लागू नसलेला मजकूर खोडावा
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

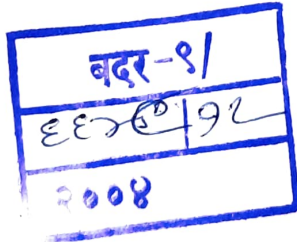
(7) पृष्ठांची संख्या	14
(8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सिटिएस क्र.: 39
(9) मालमत्तेचे इतर वर्णन	(1) वर्णन: विभागाचे नाव - मुळगांव (अंधेरी), उपविभागाचे नाव - 41/212 - भुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द व पश्चिमेस महाकाली गुंफा मार्ग. सदर मिळकत सि.टी.एस. नंबर - 39 मध्ये आहे. सदरनिका क्र अ/9, दुसरा मजला, नवनिलिमा को ऑ हौ सोसा लि, बांधकाम पुरावा 1979

(10) क्षेत्रफळ

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1) बांधीव मिळकतीचे क्षेत्रफळ 51.11 चौ.मी. आहे.
(12) *दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता	(1) भरत भुषण बहल हे मे/- एस एफ आर इलेक्ट्रॉनिक कंपोनेंट्स लि चे संचालक - ; घर/फ्लॉट नं: युनिट नं 40; गल्ली/रस्ता: -; ईमारतीचे नाव: एस डी एफ-2; ईमारत नं: -; पेठ/वसाहत: सिद्ध शहर/गाव: अंधेरी पू; तालुका: -; पिन: 96; पॅन नम्बर: अे अे सी सी एम 2942 इ.
(13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता	(1) सर्पीदरजीत सिंग - ; घर/फ्लॉट नं: युनिट नं 40; गल्ली/रस्ता: -; ईमारतीचे नाव: एस डी एफ-2, सिद्ध; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: अंधेरी पू; तालुका: -; पिन: 96; पॅन नम्बर: अे अे यू पी 5680 अे.

नोंदणीपूर्व गोषवारा-यामध्ये इनपुट फॉर्म प्रमाणे प्रत्येक डाटा एंट्री करण्यात आली आहे.

(डाटा एंट्री ऑपरॅटर ची स्वाक्षरी)



पूर्व नोंदणी गोषवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले *
बदल/दुरुस्त्या कराव्यात.

(पक्षकाराची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.



(दुय्यम निबंधकाची स्वाक्षरी)

25/11/2004
3:51:04 pm

दुय्यम निबंधक:
अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 6649/2004

दस्त क्रमांक : 6649/2004
दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: सपीदरजीत सिंग - -
पत्ता: घर/फ्लॅट नं: युनिट नं 40
गल्ली/रस्ता: -
ईमारतीचे नाव: एस डी एफ-2, सिद्ध
ईमारत नं: -
पेटा/वसाहत: -
शहर/गाव: अंधेरी पू
तालुका: -
पिन: 96
पॅन नम्बर: अे अे यू पी 5680
2 नाव: भरत भुषण बहल हे मे/- एस एफ आर
इलेक्ट्रॉनिक कपोनंटस् प्रा लि चे संचालक - -
पत्ता: घर/फ्लॅट नं: युनिट नं 40
गल्ली/रस्ता: -
ईमारतीचे नाव: एस डी एफ-2
ईमारत नं: -
पेटा/वसाहत: सिद्ध
श

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार
वय 46
सही



Sapinder

लिहून देणार
वय 63
सही



Bharat Bhushan Bahal

वदर 9/
६६४९/१३
२००४



दस्त गोषवारा भाग - 2

वदर 9

दस्त क्रमांक (6649/2004)

दस्त क्र. [वदर 9-6649-2004] चा गोषवारा
बाजार मूल्य : 919980 मोबदला 975000 भरलेले मुदांक शुल्क : 32500

दस्त हजर केल्याचा दिनांक : 25/11/2004 03:44 PM
निष्पादनाचा दिनांक : 25/11/2004

दस्त हजर करणा-याची सही :

[Signature]

पावती क्र.: 6647 दिनांक: 25/11/2004
पावतीचे वर्णन
नाव: सर्पिंदरजीत सिंग - -

9750 : नोंदणी फी
280 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

10030: एकूण

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

दस्तावा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 25/11/2004 03:44 PM

शिकका क्र. 2 ची वेळ : (फ्री) 25/11/2004 03:49 PM

शिकका क्र. 3 ची वेळ : (कबुली) 25/11/2004 03:50 PM

शिकका क्र. 4 ची वेळ : (ओळख) 25/11/2004 03:50 PM

दस्त नोंद केल्याचा दिनांक : 25/11/2004 03:50 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) परमजीत सिंग- - , घर/फ्लॉट नं: 12/8

गल्ली/रस्ता: -

ईमारतीचे नाव: शेर ए पंजाब सोसा

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: अंधेरी पू

तालुका: -

पिन: 93

2) विक्रम ककैया- - , घर/फ्लॉट नं: लिहून घेणार प्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

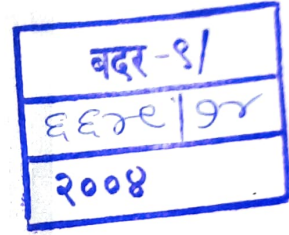
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



प्रमाणित करणेत येणे की, या
दस्तामध्ये एकूण २.४...पाने आहेत.

सह. दुय्यम निबंधक अंधेरी-क. ३
मुंबई उपनगर जिल्हा.

वदर-९/६६४९/२००४

पुस्तक क्र. मांक १ क्रमांक वर

मोबदला.

दिनांक २५/११/०४

सह दुय्यम निबंधक अंधेरी-३,
मुंबई उपनगर जिल्हा.





दस्ताक्रमांक व वर्ष: 6649/2004

Thursday, November 25, 2004

3:51:19 PM

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : मुळगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
 व बाजारभाव (भाडेपट्ट्याच्या
 बाबतीत पट्टाकार आकारणी देतो
 की पट्टेदार ते नमूद करावे) मोबदला रू. 975,000.00
 बा.मा. रू. 919,980.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
 (1) सिटिएस क्र.: 39 वर्णन: विभागाचे नाव - मुळगांव (अंधेरी), उपविभागाचे नाव - 41/212 -
 भुभाग: उत्तर, पूर्व व दक्षिणेस गावाची हद्द व पश्चिमेस महाकाली गुंफा मार्ग. सदर मिळकत
 सि.टी.एस. नंबर - 39 मध्ये आहे. सदनिका क्र अ/9, दुसरा मजला, नवनिलिमा को ऑ हौ
 सोसा लि, बांधकाम पुरावा 1979
 (1)बांधीव मिळकतीचे क्षेत्रफळ 51.11 चौ.मी. आहे.
- (3) क्षेत्रफळ
 (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) भरत भुषण बहल हे मे/- एस एफ आर इलेक्ट्रॉनिक कंपोनेंटस् प्रा लि चे संचालक - -;
 घर/फ्लॅट नं: युनिट नं 40; गल्ली/रस्ता: -; ईमारतीचे नाव: एस डी एफ-2; ईमारत नं: -;
 पेठ/वसाहत: सिद्ध; शहर/गाव: अंधेरी पू; तालुका: -; पिन: 96; पॅन नम्बर: अे अे सी सी एम
 2942 इ.
- (6) दस्तऐवज करून घेण्या-या
 पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
 दिवाणी न्यायालयाचा हुकुमनामा
 किंवा आदेश असल्यास, वादीचे नाव
 व संपूर्ण पत्ता
 (1) सर्पीदरजीत सिंग - -; घर/फ्लॅट नं: युनिट नं 40; गल्ली/रस्ता: -; ईमारतीचे नाव: एस
 डी एफ-2, सिद्ध; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: अंधेरी पू; तालुका: -; पिन: 96; पॅन
 नम्बर: अे अे यू पी 5680 अे.
- (7) दिनांक करून दिल्याचा 25/11/2004
 (8) नोंदणीचा 25/11/2004
 (9) अनुक्रमांक, खंड व पृष्ठ 6649 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 32500.00
 (11) बाजारभावाप्रमाणे नोंदणी रू 9750.00
 (12) शेर

Dated this _____ day of _____ 2004

BETWEEN

M/s. M.F.R. ELECTRONIC COMPONENTS
PRIVATE LIMITED

... TRANSFEREE

AND

Mr. SAPINDER JEET SINGH

... TRANSFEREE

✓ Corned
25/11/04 4:00 pm

C.T.S. No = 39

Village = Mulgaon

Rate of 2004 = 22500

Area = 550 Sq ft Revert up

= 51.11 Sq mtr

51.11 x 22500 x .8

M.V = 9,20,000/-

A.V = 9,75,000/-

S.D = 32,500/-

R.F = 9,750/-

AGREEMENT FOR SALE OF FLAT

J.K. SHETTY

B.A.L.L.B

Advocate High Court
Office No. 112, 1st floor, Goyal Shopping
Arcade, S.V. Road, Borivali (West),
Mumbai - 400 092,

☎ 2801 34 69,

☎ 3303 31 09