

8-5-T.

File No.

Previous File No.

Address

Year
From
TO

Name of Subject

File No.

Reference No.

HOME LOAN

BARC (01268)

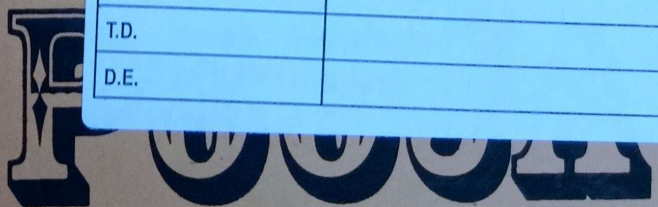
MITHUN SURYAWANSHI

Takeover

R. 3600 loan

AMT	R. 3600 loan	(Takeover)
PROCESSING OFFICER		
RESI/OFF	Salay Ali	waived
TIR	vs legal	16/3/2024
VALUATION	Vastubak	- - -
SITE	S.P.	18/3/2024
LOAN A/C		
T.D.		
D.E.		

V.s. legal
16/03/2024



Spring File
No. 2 Cloth Patti

16/03/2024 V.s. legal

CIF No/ Account No. **10536188568**

Name: **MITHUN** First Name Middle Name **BAR S U L A L** Last Name **S U R Y A W A N S H I**

Date of Birth: **04031983**

Mobile: **8689818467** PAN: **BMDFS68BAC**

e-mail: **SURYASOUL@GMAIL.COM**

Name of Spouse: _____

Name of Father: **BAR S U L A L S I T K U R A S U R Y A W A N S H I**

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. **999379360796**

2) Voter ID No. **WICA186359**

3) Passport No.: **U1622948**

Driving License No. **MH0520230039610**

MGNREGA Job card No. _____

Letter issued by National Population Register Containing Name and Address: _____

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI)
 Person Of Indian Origin (PIO) Foreign Citizen

OR DEFENCE PERSONNEL:

Indian Army Indian Navy Indian Air force

YOUR SERVICE UNDER:

Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

1: **ARABIANA F805 CASA RIO PALAVA CITY**
2: **BEHIND ROYAL SUPERMART**
KALYAN-SHIL ROAD
NILAJE City: **DOMBIVLI EAST**
THANE State: **MAHARASHTRA**



for transferring the said Flat and the said shares to the name of the TRANSFEREE in pursuance of this Agreement and payment of the balance sale consideration.

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9. The TRANSFEROR undertakes to hand over all the documents including share certificate, transfer forms, receipts, papers concerning the said Flat to the TRANSFEREE against the receipt of the balance consideration of **Rs.37,80,000/- (Rupees Thirty Seven Lakhs Eighty Thousand Only)**.
10. The TRANSFEROR undertakes to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat and the said Shares of the said Society to and in favor of the TRANSFEREE in the record of the said Society to enable the TRANSFEREE to have and to hold the said Flat and the said Shares absolutely.
11. It is agreed to pay the transferor of balance consideration **Rs.37,80,000/-** within **30** days from the date of execution of agreement. however if the transferee is unable to pay full and final payment within the situated period that is i.e. from the date of registration then the agreement shall be terminated /cancelled and the earnest money shall be forfeited and the transferor shall retain ownership of the said premises as before.
12. In the event there is any delay or default on the part of the TRANSFEROR in performing his part of the contract then the TRANSFEREE shall be entitled to specific performance of this Agreement together with right to claim all costs, charges, expenses and losses suffered by the TRANSFEREE from the TRANSFEROR.
13. The agreement is subject to Maharashtra Ownership of Flats

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 63/3A, 60/3A, 97/2 92/1, 60/2 of Mouje Nilje-Ghesar, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division within the Registration Dist. Thane and Sub-Registration Dist. Kalyan. In its Dombivli Division.



Subir Mahesh

[Signature]

f. On payment of the full purchase price herein received, the TRANSFEREE shall be entitled to full free vacant and peaceful possession of the said Flat.

g. The TRANSFEROR has represented to the TRANSFEREE that the total transfer fee/ transfer premium/ donation payable to the said Society for transfer of the said flat/ said shares of the said society in the name of the TRANSFEREE shall be borne and paid by TRANSFEROR / both the parties equally/ TRANSFEREE.

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4. The TRANSFEROR declares and covenants with the TRANSFEREE that the said Flat and his share are free from encumbrances of any nature whatsoever and that the TRANSFEROR has full right, title and in the said Flat and has full right and authority to assign and transfer his entire in the said Society including the said Flat and the said Shares to the TRANSFEREE.

5. The TRANSFEROR covenants and assures the TRANSFEREE that his Membership of the said Society is subsisting and is in full force and has not been terminated.

6. The TRANSFEREE covenants, with the TRANSFEROR that he shall always abide by the Rules, Regulations and Bye-laws of the said Society and shall pay the municipal taxes and maintenance charges in respect of the said Flat from the day the TRANSFEROR delivers possession of the said Flat to the TRANSFEREE. It is specifically agreed by and between the parties that till the said Flat are transferred in the name of the TRANSFEREE, the TRANSFEREE shall not be liable to pay any maintenance charges in respect of the said Flat to the said Society and the same shall be borne by the TRANSFEROR.

7. It is agreed between the TRANSFEROR and the TRANSFEREE that the expenses for stamp duty on these presents or on final sale deed/ transfer deed and registration charges in respect of this transfer shall be borne and paid by the TRANSFEREE alone and the TRANSFEROR shall not be liable to pay the same or any part thereof. However, the stamp duty or duties and charges in respect of all previous transfers in respect of the said Flat shall be the responsibility of the TRANSFEROR.

8. The TRANSFEROR shall sign and execute any deed or writing as well as all other papers and documents as may be required by the TRANSFEREE

Jadhav. J. Kulkarni

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- b. Rs.37,80,000/- (Rupees Thirty Seven Lakhs Eighty Thousand Only) will be payable after sanction of loan from any financial institution/Bank within 30 days from registration of this agreement.
 - c. The Balance consideration shall be paid within the given time limit after registration of the said agreement and will be finally paid on or before and against the delivery of vacant and peaceful possession of the said Flat by the TRANSFEROR to the TRANSFEREE and completion of all the formalities of transfer and registration of the said flat and the said shares;
3. The TRANSFEROR has represented to the TRANSFEREE:-
- a. That the TRANSFEROR has paid all the dues and outgoing in respect of the said Flat up-to-date.
 - b. That the said Flat is free from any kind of encumbrances.
 - c. That the said Flat and shares belong to the TRANSFEROR absolutely and that no other person/s have any right, title or whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said shares / said flat.
 - d. That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the TRANSFEROR or any person/s lawfully or equitably claiming by, through or in trust the TRANSFEROR has full right, power and absolute authority to sell or transfer to the TRANSFEREE the said Flat and the TRANSFEROR has full right, title and in the said shares and that the TRANSFEROR has not done any act of omission or commission whereby the ownership, possession and/or occupation of the said shares of the TRANSFEROR may be rendered illegal and/or unauthorized for any reason or on any account.
 - e. That TRANSFEROR shall obtain the necessary No Objection Certificate from the said Society for transfer, and sale of the of the TRANSFEROR in the said Society, as well as the right, title and of the TRANSFEROR in the said Flat to the TRANSFEREE and also to the admission of the TRANSFEREE to the membership of the said Society in place of the TRANSFEROR when the TRANSFEROR herein is completed by delivering the vacant and peaceful possession of the said flat to the TRANSFEREE.



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AND WHEREAS the TRANSFEROR are absolutely seized and possessed of and is otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

AND WHEREAS the TRANSFEROR have agreed to sell and transfer and the TRANSFEREE have agreed to purchase all right, title and of the TRANSFEROR in the said Flat and the said Shares and the right of occupation of the said Flat in the said building of the said Society including his right, title and in the said Flat for a total sale consideration of Rs.42,00,000/- (Rupees Forty Two Lakhs Only).

AND WHEREAS the Parties hereto have agreed to record the Terms and Conditions on which the TRANSFEROR has agreed to sell and the TRANSFEREE has agreed to purchase and acquire the right, title and of the TRANSFEROR in the said Flat including the said shares of the TRANSFEROR in the said Society;

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The TRANSFEROR hereby agree to transfer unto the TRANSFEREE and the TRANSFEREE hereby agree to purchase and acquire all the right, title and of the TRANSFEROR in the said Society including the said Flat No. 805 on 8th Floor, F- wing and admeasuring about 584 square feet Carpet area (With One Stilt Parking Space No.G5-764) of building known as "ARABIANA" Co-Op. Housing Society Limited in "CASA RIO" project, At village Nilje, Ghesar Dombivali (E), 421204, Taluka Kalyan, Dist. Thane. The TRANSFEROR has also agrees to transfer all the right of the TRANSFEROR as to the use, occupation and enjoyment and ownership of the said Flat together with all rights, title and of the TRANSFEROR in the said Society, and The Transferor agrees to transfer the said flat & shares to the TRANSFEREE for a total consideration of Rs.42,00,000/- (Rupees Forty Two Lakhs Only).

The said consideration of Rs.42,00,000/- (Rupees Forty Two Lakhs Only). To be paid by the TRANSFEREE to the TRANSFEROR in the manner hereinafter mentioned:

a. Rs.4,20,000/- (Rupees Four Lakhs Twenty Thousand Only) paid before execution of this agreement as Earnest Money or Deposit (the receipt whereof the TRANSFEROR hereby admit and acknowledge in the presence of witnesses);



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli
on this 11th day of April, 2018.

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BETWEEN

MR. INDRAJIT MOHANTY, (Pan No. ADFPM1780R) aged about 50 years, Indian Inhabitant, Occupation: Service, residing at: B/801, Paloma , Hiranandani Estate , Ghodbunder Road, Thane-400601. Hereinafter called "THE TRANSFEROR" (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his/her/their heirs, legal representatives, executors and administrators).

AND

MR. M. B. SURYAWANSHI (Pan No. BMDPS6854C), aged about 35 years, Occupation Service, residing at: B/103, Shakuntala Enclave , Lodha Heaven , Nilje , Kalyan Shill Road, Dombivali East-421204. Hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns);

WHEREAS The TRANSFEROR has purchased a Flat vide Agreement for sale from M/S. LODHA DWELLERS PRIVATE LIMITED, dated 03/05/2013 and registered with Sub-registrar Kalyan-4 on 07/05/2013 under document No. 2624/2013 and as such are the owners of Flat No. 805 on 8th Floor, F- wing and admeasuring about 584 square feet Carpet area (With One Stilt Parking Space No.G5-764) of building known as "ARABIANA" Co-Op. Housing Society Limited in "CASA RIO" project, At village Nilje, Ghesar Dombivali (E), 421204, Taluka Kalyan, Dist. Thane. (More particulars described in the schedule hereinafter referred to as "the said Flat")

AND WHEREAS the TRANSFEROR are the members of "ARABIANA" Co-Op. Housing Society Limited, registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. TNA/DOM/HSG(TC)/27195/2015. (Hereinafter referred to as "the said Society")

the society has not issued Share Certificate to any of its members.

Indrajit Mohanty

[Signature]