

B2
Bhayanadab

Return the amount

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RETURN

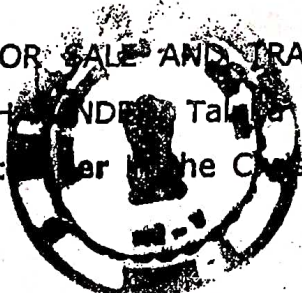
DELIVERED

| Customer's Copy | |
|---|-------------------------|
| THE KAPOL CO-OP. BANK LTD. | |
| FRANKING DEPOSIT SLIP | |
| Branch <u>Bhayanadab</u> | Date: <u>7/9/06</u> |
| Pay to : Acct. Stamp Duty | <u>15586</u> |
| Franking Value | Rs. <u>14850</u> |
| Service Charges | Rs. <u>10</u> |
| TOTAL | Rs. <u>14860</u> |
| Name of the person for whom stamp duty is impressed <u>Sukumar B. Mondal</u> | |
| Name & Address of the Stamp duty paying party <u>312, D Wing, Kanchan Mang</u> <u>Apt, Nvg. Rd, Bhy (E)</u> | |
| Tel./Mobile No. <u>982057872</u> | |
| DD/Cheque No.: | |
| Drawn on Bank: | |
| (For Bank's Use only) | |
| Tran ID | A254 Rs. |
| Franking Sr. No. | PL-546 Rs. <u>28751</u> |
| Cashier | Officer |

AGREEMENT FOR SALE-CUM-TRANSFER

OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR SALE AND TRANSFER IS made and entered into at BHAYANADAB Taluka and Dist. Thane, this 07th day of September in the Christian Year TWO THOUSAND SIX.



Sukumar Mondal

Sagatha

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198

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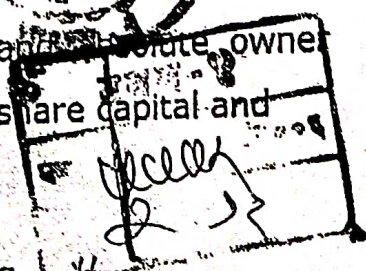
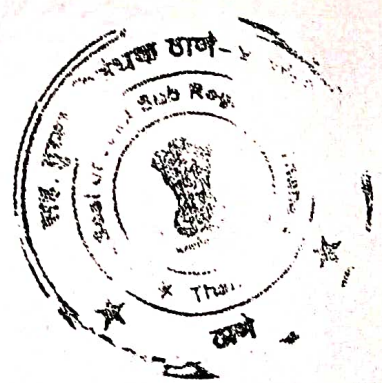
BETWEEN

SMT. SUJATA NAIR, Adult, Indian inhabitant, having address at **ASHISH PALACE CO-OP. HSG. SOC. LTD.**, Flat No.202, on the SECOND Floor, situated and lying at S. V. Road, Navghar Road, Bhayander(East), Tal & Dist- Thane-401 105 hereinafter referred to as the "**THE TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his legal representatives, executors, administrators, successor-in- interest, till the last survivors and permitted assigns)of the **ONE PART.**

AND

SHRI. SUKUMAR BOLAI MONDAL, Aged about 26 years, Indian inhabitant, having address at Flat No. 312, 'D' Wing, Kanchan Mrug Apt, Navghar Road, Bhayander(E), Dist- Thane-401 105 hereinafter referred to as the "**THE TRANSFEREE**" (Which expression shall, unless it be as repugnant to context or contrary to the meaning thereof, be deemed to mean and include his legal heirs, legal representatives, executors, administrators, successor-in- interest, till the last survivors) of the **SECOND PART.**

WHEREAS, the Transferor is the sole and absolute owner and has exclusive possession along with share capital and



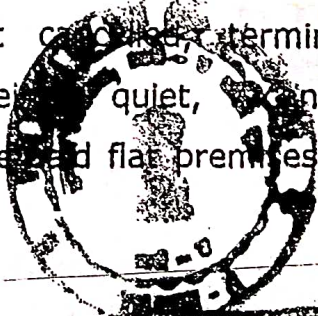
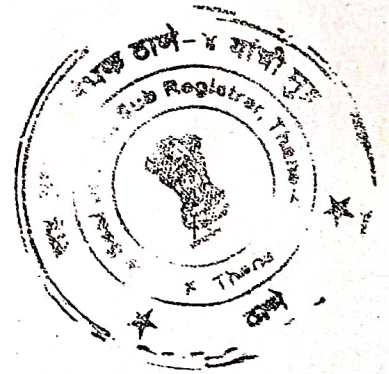
Sukumar mondal

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otherwise well and sufficiently entitled to the Flat premises bearing No. 202, on the SECOND Floor, the Society known as "ASHISH PALACE CO-OP. HSG. SOC. LTD.", Situated and lying at S. V. Road, Navghar Road, Bhayander(East), Tal & Dist- Thane-401 105 (more particularly described in the schedule hereunder written).

AND WHEREAS, by and under an agreement for sale dated 05-03-1994 entered into between M/S. RAHUL CONSTRUCTION CO., hereinafter referred to as the One Part and SMT. SUJATA NAIR party of the other part acquired the said flat premises on OWNERSHIP BASIS on payment of FULL & FINAL PAYMENT sale consideration therefore mentioned therein and took possession thereof and the same has been registered with the Sub-registrar office Thane 4, vide document No. 513/98 dated 10-03-1998.

AND WHEREAS, The Transferor herein confirm that the above said agreement executed between the above said Builder and the Present Transferor herein is legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, content and peaceful physical possession of the said flat premises since the date she purchased.



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Sukumar Mondal

Sujata

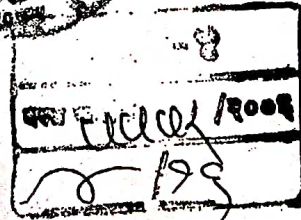
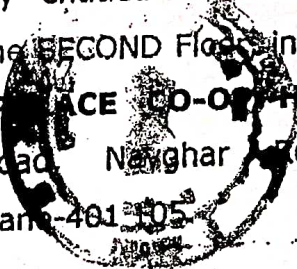
AND WHEREAS, the Transferor herein confirm that the title of the said premises is clear, marketable and free from all types of encumbrances and has assured, declared and confirm that she has absolute right, title and interest of selling the above said Flat premises to whomsoever she wants without any types of hindrance, encumbrances from anybody.

AND WHEREAS, the Transferor herein has agreed to assign her right, title interest and shares along with ownership rights, under the said Agreement for sale with the Builders in respect of the said Flat premises and the Transferee herein agreed to acquire the said flat premises on terms, conditions and obligation hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH

AS FOLLOWS:-

1. The Transferor is the sole and absolute owner and in exclusively possession along with share capital of otherwise well and sufficiently entitled to the Flat premises bearing No.202, on the SECOND Floor, in the society known as "ASHISH PRACE CO-OP HSG. SOC.LTD.", at S. V. Road, Naighar Road, Bhayander(East), Tal & Dist- Thane-401 305



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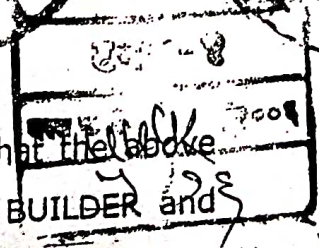
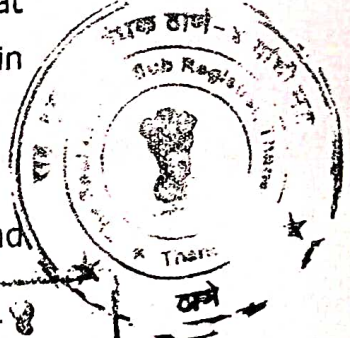
2. The Transferee herein agreed to acquire from the Transferor and the Transferor has agreed to Transfer the above said flat premises on as it is where it is basis at lump-sum sale consideration of **Rs. 4,50,000/- (RUPEES FOUR LAKH FIFTY THOUSAND ONLY)** being the Full & Final Payment settlement for his claim for the said Flat premises on OWNERSHIP BASIS subject to terms, conditions and obligations contained in the said agreement with the above said Parties.

3. (a) Transferee herein has paid to the Transferor a sum of **Rs. 4,50,000/- (RUPEES FOUR LAKH FIFTY THOUSAND ONLY)** as a FULL & FINAL PAYMENT of the agreed sale consideration for the said Flat Premises hereby agreed to be acquired on OWNERSHIP BASIS by him.

(b) The transferor has handed over and the transferee has taken over the possession of the said Flat premises, which has been inspected and found to be in a perfect condition.

4. The Transferor hereby ass~~ure~~ state, declare and covenant

(a) That the Transferor herein confirm that the above said agreement, executed between the BUILDER and present transferor herein is legally, valid, exercising,



Sukumar Mondal

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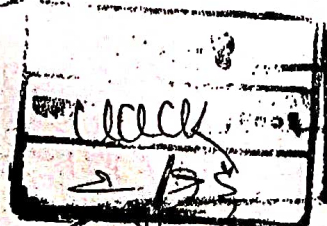
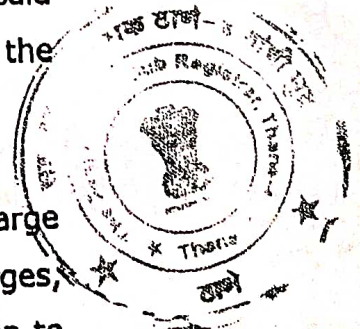
subsisting and is not cancelled, terminated, revoked, and the Transferor herein has quiet, vacant, and peaceful possession of the said flat premises since the date she purchased.

(b) That, the said Flat premises is free from all types of encumbrances, liabilities, claims and demands of any nature whatsoever, including lispendens.

(c) That, no suit is pending in respect of the said Flat premises nor therein an attachment, proceedings going on, nor the said flat is subject to any legal charges, attachment, lien, claim in favor of anybody or public authority, local body and no taxes, dues, rate and levied are pending.

(d) That, after the possession of this Flat the Transferee is entitled to hold, possess, occupy and enjoy the said Flat premises without any interruption from the Transferor herein.

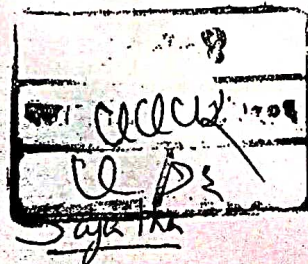
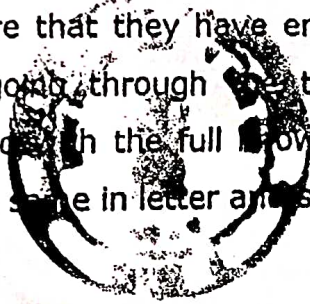
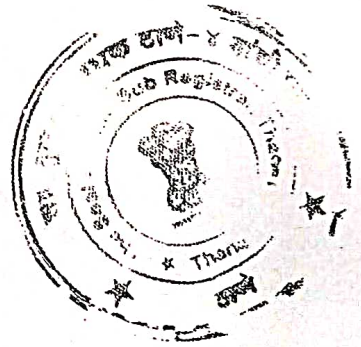
5. The Transferor hereby covenant that they will discharge the rents and taxes, society maintenance charges, water & Electricity charges if any for the period up to and inclusive of the date of Agreement.



Sukumar Mondal

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6. The Transferee herein assure, state, declare an covenant that he will observe, perform all the terms, conditions and obligations contained in the said Agreement for sale with the Builders and that of the society bye-laws as amended from time to time.
7. This Agreement shall always be subject to the provision contained in the Maharashtra ownership Flat Acts, 1963 or and Maharashtra Ownership Flat Rules, 1964 or any other provision of law application hereto.
8. The transferor hereby further covenants that she will submit all the necessary papers with the society to get the said Flat Premises and Share Certificate no. for Five fully paid up shares member no bearing distinctive No. to (both number Inclusive) transferred in favour of transferee.
9. The Transferor and the Transferee hereby further confirm, covenant and declare that they have entered into this Agreement after going through the terms, conditions and obligations and with the full knowledge and have fully understood the same in letter and spirit.

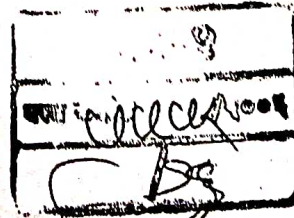
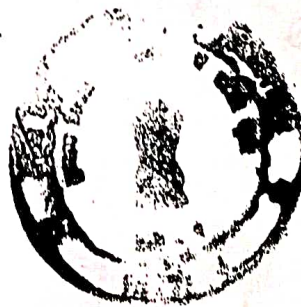
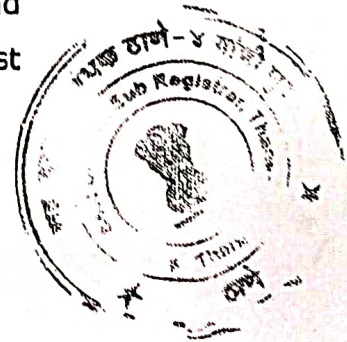


SUKUMAR Mondel

THE SCHEDULE REFERRED TO ABOVE

ALL THAT FLAT PREMISES bearing No. 202, on the SECOND Floor, having Super Built up area 585 sq.ft [Built up 468 sq.ft] [43.49 sq.mtr.] thereabouts In the society known as "ASHISH PALACE CO-OP. HSG. SOC. LTD.", having Regn No. TNA/(TNA)/HSG/(TC)/ S. V. Road, Navghar Road, Bhayander(East), Tal & Dist- Thane- 401 105 on the piece of land bearing Old survey No.143, New Survey No. 46, Hissa No. P, Situated, lying and being in the Revenue village KHARI OF BHAYANDER, within the Jurisdiction of MIRA BHAYANDER MAHANAGAR PALIKA.

In WITNESS WHEREOF, the parties hereto have hereunto set and subscribe their respective hand and seal to these presents the day and year First hereinabove written.




Sukumar Mondal

Sujatha

SIGNED SEALED AND DELIVERED BY
THE WITHINNAMED "TRANSFEROR"
SMT. SUJATA NAIR

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]
] Sujata
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In the presence of...

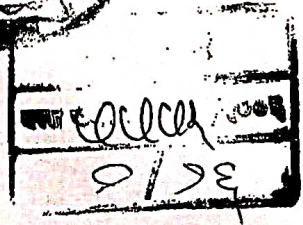
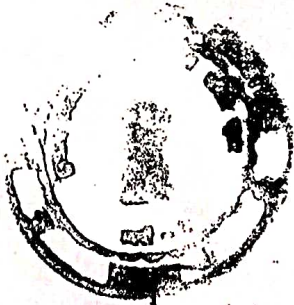
1. 
- 2.

SIGNED SEALED AND DELIVERED BY
THE WITHINNAMED "TRANSFeree"
SHRI. SUKUMAR BOLAY MONDAL

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] Sukumar Mondal
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In the presence of...

1. 
- 2.



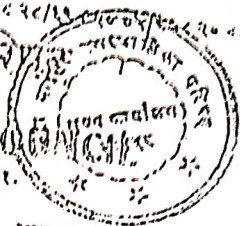
Sukumar Mondal

Sujata

मिरा-भाईंदर नगरपालिका परिषद

IA-BHAYANDAR MUNICIPAL CORPORATION

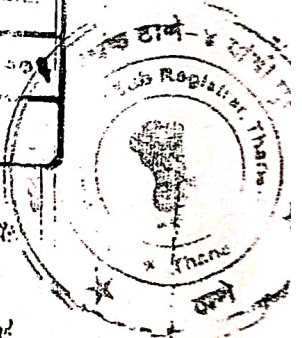
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- 1) श्री. रामकृष्ण जगन्नाथ हवाच्या दि. १०/७/६२ चा अर्ज.
- 2) मे. महापौर संवातळ नगररचना ठाणे हवाच्या कडीत पत्र क्र. एन.से.पी/भाईंदर २५६ दि. ७/९/७२ ची मंजूरी.
- 3) मे. उपविभागीय अधिकारी साी. ठाणे यांचे कडीत पत्र क्र. एन.से.पी/रतडाव १२० दि. ७/११/६७, मे जिन्हाधिकारी साी ठाणे यांचे कडीत पत्र क्र. एन.से.पी/रत जाव ११७१/७७ अ.५.७७ ची अकृषीत मंजूरी

मे. तरपंच ग्रामपंचायत नवघर यांची १९७४/११५ दि. २९-९-७७ ची बांधकाम मंजूरी
 नं. १६९/८ व १६, १७२/८ व ९, १७२/३०, १७४/२, १७ व १३, १७३ पेडी ९ दि. ३०
 नंबर मध्ये मौजे नवघर यां जागेत अर्धवट अवस्थेत असलेले बांधकाम चापू करून पूर्ण
 करणे परवानगी मिळणे बाबत श्री. रामकृष्ण जगन्नाथ यांनी नगरपालिकेकडे दि.
 १०/७/६२) रोजी अर्ज केले आहे. तद्वत बाबत जबाबदारी मे. जिन्हाधिकारी
 साी ठाणे यांची जबर ती मंजूरी झाली असून तदरचे बांधकामात मे. महापौर संवातळ
 व नगर रचना ठाणे यांनी बांधकाम परवानगी देण्याबाबत अभिप्राय दिलेले आहेत
 त्यानंतर जबाबदारी मे. तरपंच ग्रामपंचायत नवघर यांची परवानगी
 बांधकाम केलेले आहे. तदरचे अर्धवट अवस्थेतील बांधकाम पुढे ता.
 वातीत अर्धवट परवानगी देण्यात येत आहे.

अर्धवट अवस्थेत
 करून पूर्ण करणे



नियोजित बांधकामात मंजूरी पेक्षा वेगळे वदम करायपाचे असल्यात धिवा तापूद करणाये
 याचा अंतर्गत पत्र परवानगी घेणे आवश्यक आहे.
 ताफी हस्ताक्षरातून घाद उपन्ने मिळवात त्यात जबाबदार जबाबदार तसेच परी
 तांगेता मार्ग उत्तराची जबाबदार जबाबदार राहिल.
 स्वीम मध्ये तसेच रोड मार्गन मिळवित करून नगरपालिकेकडे मिना व दशा हस्ता
 करावे.

दलन ४
 39 / 36

दलन-४
 दलन क्रमांक 3236/2004



मिरा-भाईंदर नगरपालिका परिषद

दस्तावेज क्र. १९८२८२८/१९८२४०५/१९८२

MIRA-BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईंदर

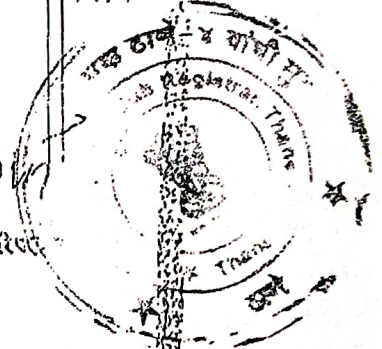
राज्यपाली विभागीय महाराष्ट्र मार्ग, भाईंदर (प), पी. कोड ४०२ १०२.

दिनांक

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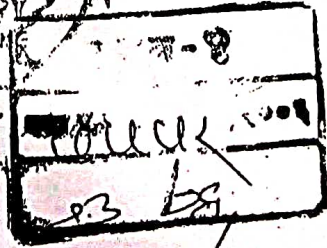
- १) तदत आगारतीची उंची तळमजला अधिक होण मजल्यापर्यंत उतारी.
- २) बांधकाम पूर्ण झाल्यानंतर नगरपालिकेची बागड पडवानर दिव्यात देऊन जाणेबा बागड कराणा कामा नये.

घरील अटीअर्जावैकी कोणाच्याही अर्जासि उल्लंघन झाल्यास परवाना रद्द करणेा येईल.

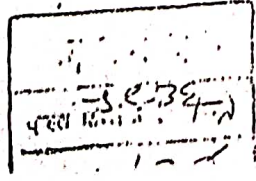
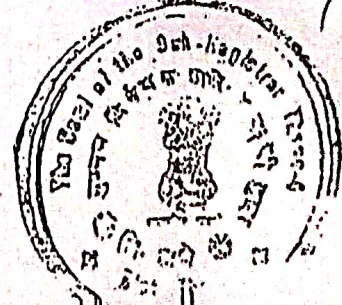


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मिरा-भाईंदर नगरपालिका परिषद



Notary Public, Thane



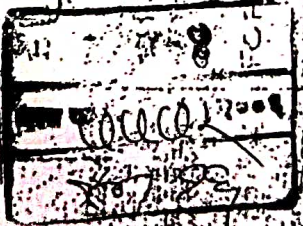
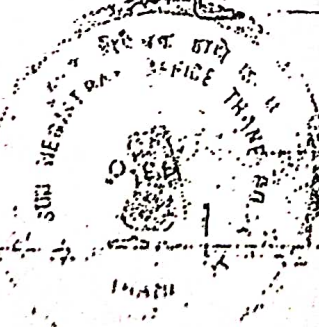
Handwritten text in Devanagari script, possibly a title or reference number.



MASTURI PARK

TRUE COPY

Plot No. 6, Sector 13, Phase 10A
77/80813, NO. 10/1543/92
1899, N. 12/140, AND S. 15/150
VILLAGE: SPANANDAR, TALUKA: S. THANE
SHE. DELEGATE OFFICE



15/09/2006

दुय्यम निबंधकः

दस्ता गोपवारा भाग-1

दस्ता क्र

7772/2006

12:31:06 pm

पाने 4

29/9

दस्ता क्रमांक : 7772/2006

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव सुखुमार बोलाई मंडल
 पत्ता: धर/फ्लॅट नं. 312/डी
 गाव/शहर: -
 ईमारतीचे नाव: कचन मृग अपार्ट
 ईमारत नं.: -
 पेट/वसति: -
 शहर/गाव: भाईदर पृ
 तालुका: -
 जिल्हा: -
 पिन: -
 फोन नंबर: -

लिहून घेणार

वय 26

सही

Sukumar Mondal



2 नाव सुजाता - नायर
 पत्ता: धर/फ्लॅट नं. 202
 गाव/शहर: -
 ईमारतीचे नाव: आशिय फ्लेस को ऑफ हो सोसा लि
 ईमारत नं.: -
 पेट/वसति: -
 शहर/गाव: भाईदर पृ
 तालुका: -
 जिल्हा: -
 पिन: -
 फोन नंबर: -

लिहून देणार

वय 41

सही

Sujata

