

16. This agreement is subject to Maharashtra Ownership of Flats act 1963.

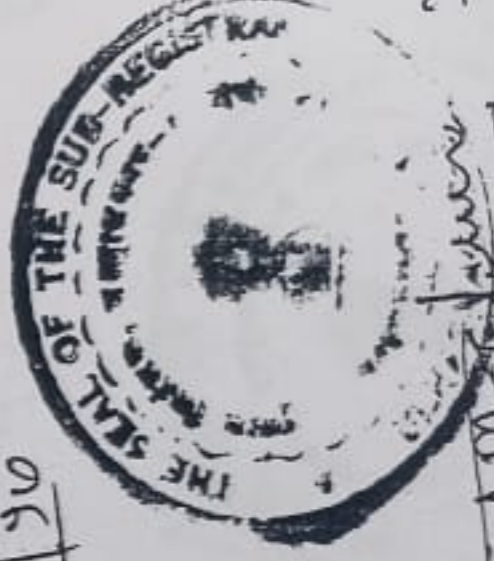
17 The possession of the flat will be handed over to the Transferee/Purchaser after full and final payment.

THE SCHEDULE OF PROPERTY

Flat No. 303, Third floor, in the building known as "Gulmohar" Co-op. Housing Society Ltd., admeasuring 515 sq. ft. Built up area, in building No. B-09, Sector -VI, Jambul Road, Srishti Hills Coplex, Ambarnath (West) Taluka Ambarnath, Dist. Thane, is constructed on a Land bearing, Survey No. 128, Hissa No. 1(pt), at Mouje -Chikhlori, Taluka Ambarnath, Dist. Thane and within the limits of Ambarnath Municipal Corporation, Ambarnath Division, within the Registration Dist. Thane and Sub-Registration Dist. Ulhasnagar. And bounded as :-

On or Towards East :
 On or Towards West :
 On or Towards South :
 On or Towards North :

303A - 3
 515 sq. ft. 2099
 e/y0



Handwritten signature

Handwritten signature: V Kulkarni

Handwritten signature: B Kulkarni

3. The Transferor/Seller further declares that he had obtained the necessary permission from the said society for sale and Transferor/Seller of the said flat/units into the Transferee/Purchaser herein.

4. The Transferor/Seller hereby agrees to handover the vacant and peaceful possession of the said flat to the Transferee/Purchaser, after receipt of full payment as agreed hereinabove.

5. The Transferor/Seller agrees that he will sign all the applications for transfer of the said flat and for the transfer of the electricity meter and recording the said flat in the name of the Transferee/Purchaser, after handing over the possession of the said flat or after receipt of the full payment.

6. The Transferor/Seller hereby agrees admits and declares that the said flat is his absolute, exclusively owned property. IT IS ALSO DECLARED that he is entitled to and having absolute right and authority to sell, dispose off and transfer the said flat in favour of the Transferee/Purchaser and that no other person has any claim share, right, title and/or interest in respect of the said flat of any nature whatsoever.

7. The Transferor/Seller hereby declares that he shall pay all taxes, cess, maintenance charges, water charges, electricity charges, till the 30th of 11 handing over the possession of the said flat and if any taxes, cess, etc. maintenance charges, water charges, electricity charges and loan found to be due, payable for the earlier to the date of handing over the possession of the same will be repaid by the Transferor/Seller before final transfer.

8. The Transferor/Seller hereby further declares and agrees that he had done any act or deed nor he has committed to do any whereby he is prevented from entering into these presents in respect of the said flat.



Dr. D. S. D. D. D.

YKKulkarni
Dr. Kulkarni

9. The Transferor/Seller hereby agrees and declares that he will produce the original documents of the agreement copy, registration receipt, share certificate, electricity bill and other relevant documents to the Transferee/Purchaser at the time of execution of this agreement for enabling the Transferee/Purchaser to secure the title to the said flat.

10. The Electric Meter bearing No. 7611587416 and Consumer No. 021920620083 is affixed to the said flat and the Transferor/Seller has agreed to transfer the said flat along with the said Electric Meter & Connection to the Transferee/Purchaser and further agrees to sign all the necessary paper for transfer of such electric meter.

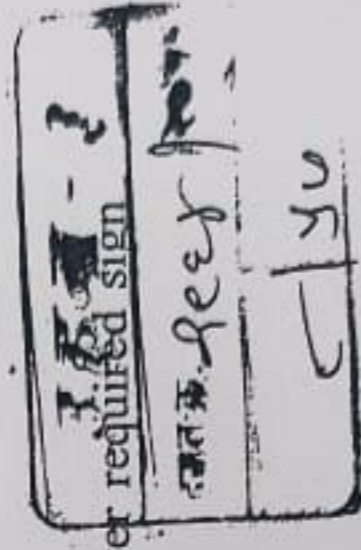
11. ALL costs and expenses incidental expenses to this agreement will be borne by the Transferee/Purchaser .

12. The Transferee/Purchaser Shall bear and meet the expenses of the registration of the agreement if the same need registration with Sub-Registrar KLN.

13. The Transferor/Seller agrees to co-operate and whenever required sign all papers pertaining to transfer of this flat.

14. The necessary transfer charges/donation to the society will be borne by the Transferor/Seller and the Transferee/Purchaser equally/and the Transferor/Seller / Transferee/Purchaser will not be held responsible for the same.

15. The Transferor/Seller agrees to pay all his-dues till today including Electric Bill, Water Bill, Maintenance and Taxes Bill etc. and the Transferee/Purchaser will not be made liable for the same.



Signature of Seller

Signature of Buyer

Signature of Society
AkkuKarni

proposal for the purchase thereof on certain terms and conditions and upon certain consideration.

AND WHEREAS the Transferor/Seller and the Transferee/Purchaser have decided to induce into writing the said terms and conditions and consideration.

NOW THIS AGREEMENT OF TRANSFER WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferor/Seller hereby agree to assign, dispose off, convey and transfer the Flat No. 303, Third floor, in the building known as "Gulmohar" Co-op. Housing Society Ltd., admeasuring 515 sq. ft. Built up area, in building No. B-09, Sector -VI, Jambul Road, Srishti Hills Coplex, Ambarnath (West) Taluka Ambarnath,, Dist. Thane, on absolute ownership basis, in favour of the Transferee/Purchaser and the Transferee/Purchaser hereby agrees to purchase and acquire the said flat from the Transferor/Seller.

2. The Transferee/Purchaser has agreed to pay the sum of Rs. 4,50,000 /- (Rupees Four Lac Fifty Thousand Only) to the Transferor/Seller in the following manners :-

Rs. 4,50,000 /-

Paid by Cheque on date 31/05/2010

Paid by Cheque of Dombivli Nagarik Sahakar Bank Ltd.,
Dombivli (West), Cheque No. _____

Rs. 4,50,000/-

Total Amount.

307703
31/05/2010
Bank Ltd.,
e/yu



[Handwritten Signature]

[Handwritten Signature] VKulkarni
[Handwritten Signature] VKulkarni

1) MR. LAXMAN DAS DALWANI, aged 54 years, 2) MRS. MEENA DALWANI, aged 51 Years. Both residing at: Flat No. 401, on 4TH floor, in building known as "Gurukrupa Apartment" Kailash Colony Road, Ulhasnagar-5, hereinafter referred to as "THE TRANSFEROR/SELLER" (which expression shall unless it be repugnant to the context or meaning therefore shall mean and include his legal heirs, executors, administrators and assignees) of the FIRST PART.

AND

1) MRS. VIJAYLAXMI KESHAV KULKARNI, aged 38 years. Occupation: Service, 2) MR. KESHAV SHRINIVASRAO KULKARNI, aged 43 years. Occupation: Service, Both residing at: Room No. 2, Lokhande Building, Navapada, Subhash Road, Dombivli (West), Taluka Kalyan, Dist. Thane, hereinafter referred to as "THE TRANSFEREE/PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her legal heirs, executors, administrators and assignees) of the SECOND PART.

AND WHEREAS Flat No. 303, Third floor, in the building known as "Gulmohar" Co-op. Housing Society Ltd., admeasuring 515 sq. ft. Built up area, in building No. B-09, Sector -VI, Jambul Road, Srishti Hills Coplex, Ambarnath (West) Taluka Ambarnath, Dist. Thane, duly formed, registered and incorporated under provisions of Maharashtra Co-operative Society's Act, 1960, bearing Registration No. TNA/KLN/HSG/(TC)/ 16536 / 18

has Purchased vide agreement dt. 20/05/2010 from Mr. Haresh Mohandas Darra & Manisha Darra on 20/05/2010 owner of Flat No. 303, Third floor, in the building known as "Gulmohar" Co-op. Housing Society Ltd., admeasuring 515 sq. ft. Built up area, in building No. B-09, Sector -VI, Jambul Road, Srishti Hills

MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960
REGISTRATION NO. TNA/KLN/HSG/(TC)/ 16536 / 18
20/05/2010
8/1/10

Haresh Mohandas Darra
Manisha Darra
V Kulkarni

06213
(Customer's Copy)



The Nav Jeevan Co-op. Bank Ltd.

H. O: Bhawani Saw Mills Compound, Ulhasnagar - 421 003.

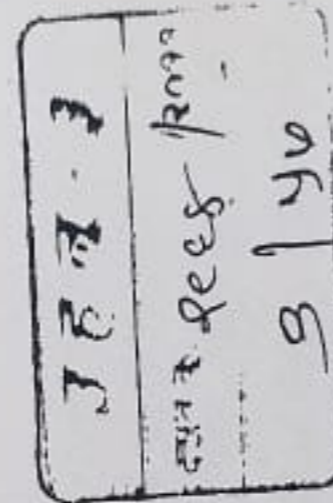
Visit us at : www.navjeevanbank.com

An ISO 9001 : 2000 Certified Bank

Tel. No.: 2560396, 2566435

Date : 1/6/2011	Sr. No: 19395
Franking Value	Rs. 13100
Service Charges Rs. 10/- per document	Rs. 10
Total Amount	Rs. 13110
Rupees (in words) <i>thirteen thousand one hundred ten</i>	
No. of Documents:	
Name of stamp duty paying party:	
Name of Counter Party	<i>Laxman Das Dahwah</i>
Purpose of Transaction	<i>Agreement</i>
Cheque / DD No.	
Drawn on Bank	
Branch	
<p><small>I/We hereby apply for the stamping of the above document & declares that the information provided by me in this application form is true & correct. I/We accept that The Nav Jeevan Co-op. Bank Ltd. is entitled at its discretion to accept or reject this application without assigning any reason whatsoever. I/We have confirmed the amount to be franked & am solely & fully responsible for the stamp value. I/We will not hold the Bank responsible if the value of stamp franked turns out to be incorrect. I/We agree to submit the original franked document if the impression is distorted incorrectly franked. I/We agree & accept to pay a service charge of Rs. 10/- per impression to the Bank over & above the amount of stamp.</small></p>	
<p>Signature of Purchaser</p>	
<p>(For Bank's Use Only)</p>	
Franking Sr. No.	
Cashier / Officer	Authorised Signatory

For The Nav Jeevan Co-op. Bank Ltd
Authorised Signatory



THE NAVJEEVAN CO-OP BANK LTD
BHAWANI SAW MILLS COMPOUND
1ST FLOOR, NEAR NEW ERA HIGH SCHOOL
ULHASNAGAR - 421 003

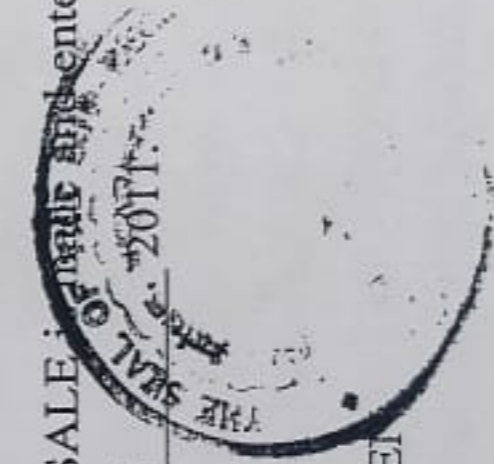
D-5/STP(V)/C.R.1071/01/07/705-709/2007

भारत 96641 SPECIAL ADHESIVE महाराष्ट्र
122768 JUN 01 2011
zero zero one three one zero zero 14:31
Rs.0013100/- PB6506
INDIA STAMP DUTY MAHARASHTRA

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is entered at *JNR-3*

on This *2nd* day of *Jun*



BETWEEN

Nature of Document.	Agreement for Sale
Registration Details Registrable/Non Registrable If Registrable Name of S.R.O.	UNR-3
Franking Unique No.	36681
Property Description in brief-Village, Taluka. Sr. No., C.T.S. No., Area.	Chikholi Tal. Kalyan SRNO-128/1 Rent Area=51.58
Consideration Amount.	450,000/-
Stamp Purchaser's Name.	Visaylaxmi Keshv Kulkarni
Name of the other Party.	Laxman Das Dalivari
If through, Name & Address.	
Stamp Duty Amount. (Rs.) (Rupees in words)	13100/-
Authorised Person's Full Signature & Seal	

for The Maharashtra Co-op. Bank Ltd.

[Signature]
Authorised Signatory

Stamp Franking Checked &
Verified with Bank and found
correct.
[Signature]
Jt. Sub-Registrar Class-2.
Ulhasnagar - 3.

J R K
[Signature]
[Signature]



Coplex, Ambarnath (West) Taluka Ambarnath,, Dist. Thane, more Particularly referred in the schedule herein below (hereinafter referred to as the said flat.)

AND WHEREAS the Transferor/Seller is a bonafide member and shareholder of the Said Society, holding 5 shares of Rs.250/- Share Certificate No. _____ & Shares Nos. _____ to _____ issued by the Said Society in favour of the Transferor/Seller.

AND WHEREAS the Transferor/Seller is no more in need of the said flat and therefore has decided to dispose off the same in favour of a prospective Transferee/Purchaser .

AND WHEREAS the Transferee/Purchaser was seeking a suitable flat for his own residential purpose in the said area, who got an information that the Transferor/Seller is in readiness to transfer the said flat absolutely basis.

AND WHEREAS the Transferee/Purchaser approached the Transferor/Seller with a view to inspect the said flat and to examine the documents of the title and if the same found to be feasible then move to the proposal for the transfer thereof in his favour.

AND WHEREAS the Transferee/Purchaser has inspected the said flat and examined the documents of title and found the said flat to be suitable for his own residential purpose and therefore moved ~~up the proposal for the purchase thereof on certain terms and conditions and upon certain consideration.~~

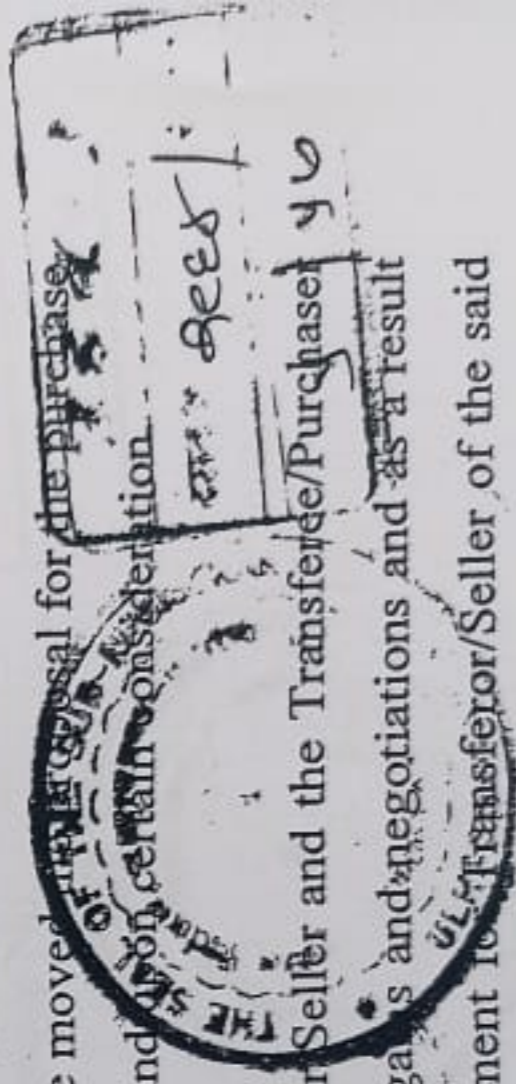
AND WHEREAS the Transferor/Seller and the Transferee/Purchaser held various meetings, discussions, bargains and negotiations and as a result thereof, they have concluded the agreement between Transferor/Seller of the said flat to be suitable for his own residential purpose and therefore moved the

Laxman Das Dubey

JM Dubey

VKKulkarni

VKKulkarni



200000(79)

मुख्यालय पत्रके बांधाव शहरी क्षेत्र

1354-20

संस्थापन वर्ष 2011

ठप्पे

संस्थापक विभाग

संस्थापक विभाग

संस्थापक नाव

सर्व्हे नंबर

205-मौजे (गांव) चिखलौली (अबरनाथ नगरपालिका)

4/13-अ-3) मौजे चिखलौली गावातील कल्याण बदलापूर रोडच्या उत्तरेकडील मिळकती

A Class Palika

सर्व्हे नंबर-128

वार्षिक मूल्य दर नकल्यानुसार जमिनीचा दर

खुली जमीन	निवारी सदरनिका	आर्थिक	दुकान	औद्योगिक
1650.00	1,1600.00	13400.00	18200.00	13400.00
मिळकतीचे क्षेत्र	47.86	वांछनामक वर्गीकरण	1-आर सी सी	
मिळकतीचा स्तर	निवारी सदरनिका	सर्व्हाहत सविधा		
मिळकतीचा प्रकार	बांधीय	राहणीगणाचा दर		
मिळकतीचे बळ	0 T.O 2 र्हे	सजला	Ground Floor/Silt Floor:	

रामानुसार मिळकतीचा प्रति = (वार्षिक मूल्यदर * एस-यनसुर नविन दर) * सजला मिहाळ बट/बाट

सी मीटर नगदद = (10600.00 * 100 * 100) * (100.00 /100)

= 10600.00

A) सजला मिहाळ बट/बाट = सजला मिहाळ बट/बाट * मिळकतीचे क्षेत्र

= 10600.00 * 47.86

= 507316.00

अतिरिक्त मूल्य = अतिरिक्त मूल्य दर * नगदददर * क्षेत्र + मिहाळ बट/बाट * सुल्य + जमिनीदरिल बाह्य तटाले मूल्य - सजला मिहाळ बट/बाट

मूल्य = अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य + अतिरिक्त मूल्य

= A + B + C + D + E + F + G + H

= 507316.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 507,316.00/-

35 न - 3

911 yu

