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1307

FOR STAMP DUTY

(2)

AGREEMENT FOR SALE

4549441

Rajdeep Villa
Mira Road (E), Dist. : Thane



Tuesday, June 17, 2003
11:53:35 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 3341

दिनांक 17/06/2003

गावाचे नाव भाईंदर

दस्तऐवजाचा अनुक्रमांक टनना - 03341 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: नानू गोविंद परब

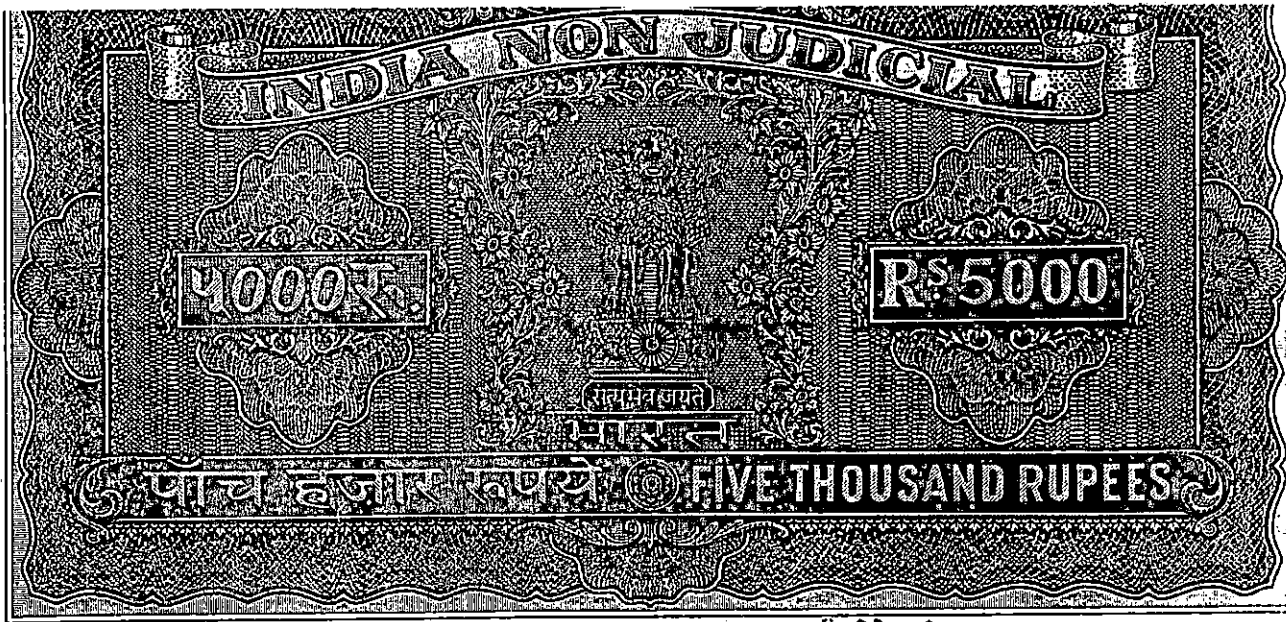
नोंदणी फी	:-	4550.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (26)	:-	520.00
एकूण	रु.	5070.00

आपणास हा दस्त अंदाजे 12:08PM ह्या वेळेस मिळेल
नोंदणी फी घटाना क्र. 90961403
दस्त हाताळणी फी:

दुय्यम निबंधक
ठाणे 7

बाजार मुल्य: 454944 रु. मोबदला: 320000 रु.
भरलेले मुद्रांक शुल्क: 7500 रु.

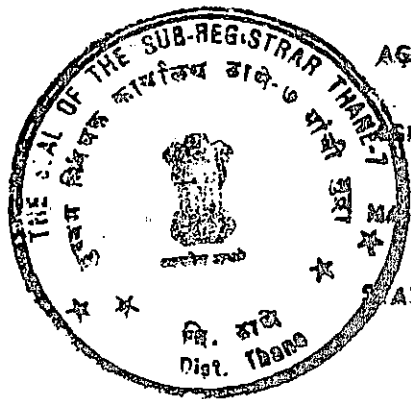
N. G. Parab



Kaly
 31 MAY 2003

विक्रय के लिए
 मुद्रांक विक्रेता परधाना क्र. ३/१९
 श्री समर्थ कृपा कानूनी शिक्षण सेंटर
 बां. न. ८/२९, भांडार रो. भांडार (पं.)
 अनुक्रमांक नं. २५३१... ५०००...
 नाम स. क. ट. भा. प. र. क. भा. र. य. र.
 पते ...
 17 JUN 2003
 (श्री. वा. बा. भोईर)

AGREEMENT FOR SALE

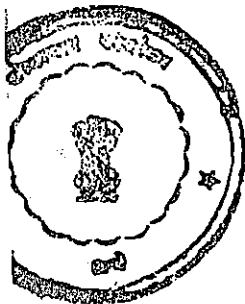
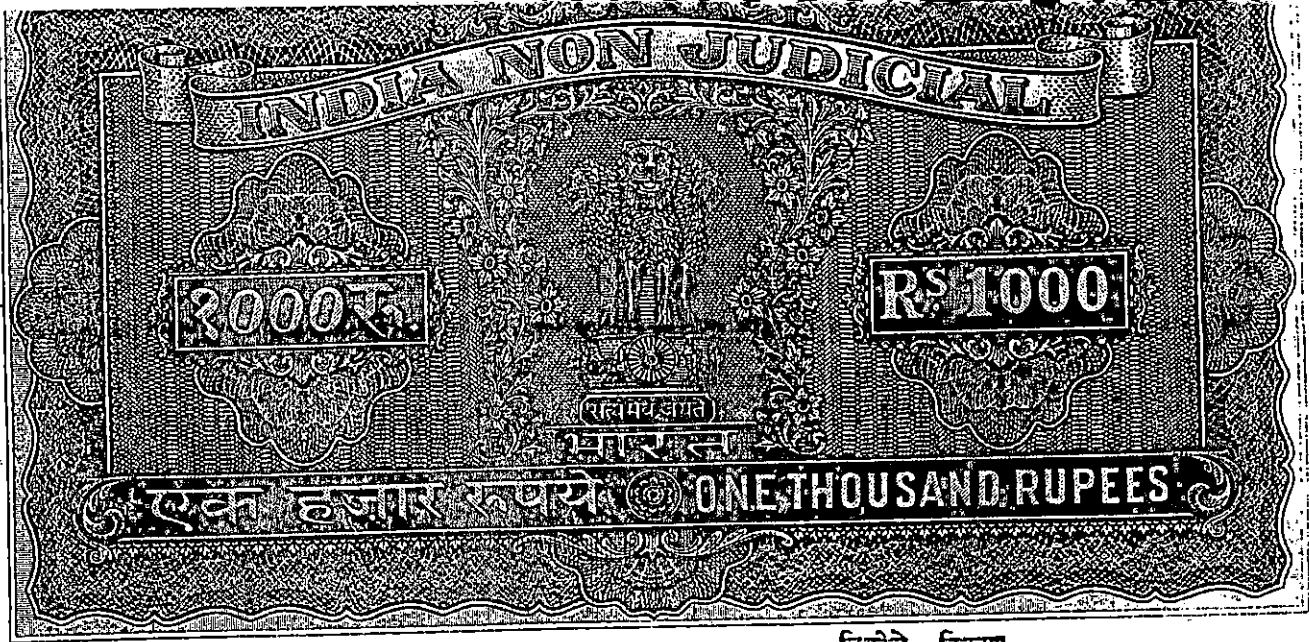


AGREEMENT DATED: 17/06/03
 AGREEMENT VALUE RS. 3,20,000/-
 MARKET VALUE RS. 4,54,944/-
 STAMP DUTY PAID RS. 7500/-

SELLER
Anand

PURCHASER
A. G. Parash

दस्तावेज नं. ७
 दिनांक १७/०६/०३
 १७२६



Saty
 31 MAY 2003

विक्रीचे ठिकाण
 मुद्रांक विक्रीला परवाना क्रमांक ३/९१
 श्री सत्य कृपा कम्युनिकेशन सेंटर
 बां. न. ८/२५, शाहूर वाचनालयावर, भाईंदर (प.)
 धनुष्यमांक नंबर ... २५३० ... किंमत रु. १०००/-
 बाबत भागू: *श्री. परभू* ... री: *श्री. परभू*
 हस्ते *श्री. परभू* ... दिनांक *३१/५/०३*
 (श्री. वा. बा. भोईर)

JUN 2003

AGREEMENT FOR SALE

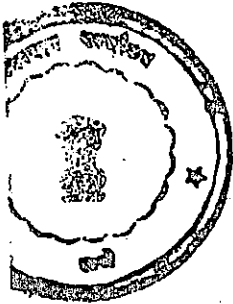
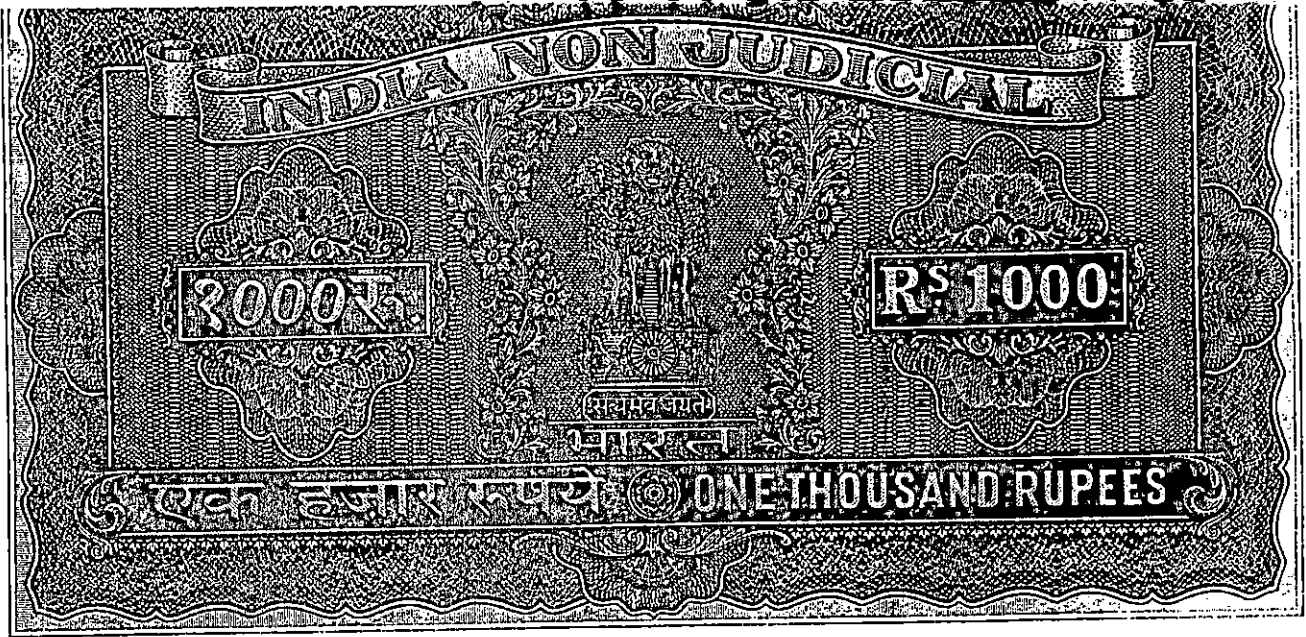
AGREEMENT DATED: 17/06/03.
 AGREEMENT VALUE RS. 3,20,000/-
 MARKET VALUE RS. 4,54,944/-
 STAMP DUTY PAID RS. 7500/-



SELLER
Anody

PURCHASER
 N. G. Parab

द न नं०
दस्तावेज ३३४९/२००३
२/२६

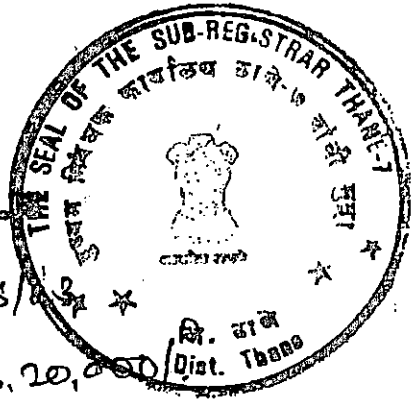


ScM
 31 MAY 2003

विप्रीचे ठिकाण
 मुद्रांक विक्रेता परवाना क्रमांक ३/९१
 श्री सत्ये ह्या फायुनिकेशन मॅटर्
 बां. न. ८/२३, भाईंदर वा.प.न ताल. भाईंदर (प.)
 अनुक्रमांक नंबर ... २५२९ ... किंमत रु. ... १०००/-
 बाब ... नाकः ... परम ... भाईंदर ...
 वस्ते ... स्थलाः ... विनांक ...
 17 JUN 2003
 (श्री. वा. वा. भाईंदर)

AGREEMENT FOR SALE

AGREEMENT DATED: 17/06/03 *
 AGREEMENT VALUE RS. 3,20,000/
 MARKET VALUE RS. 4,57,944/-
 STAMP DUTY PAID RS. 7500/-



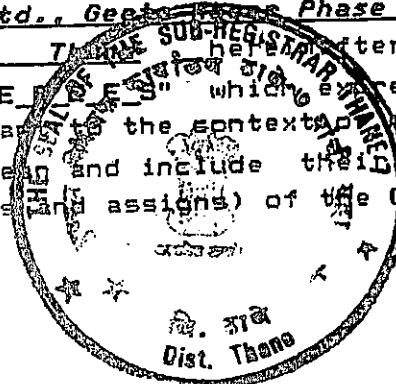
दस्तावेज नं-०
 क्रमांक 3389/१००३
 ३/२३

SELLER
(Signature)

PURCHASER
 N. G. Biras
(Signature)

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 17th day of June, 2003, between MR. GOVIND HARUTI KONDALKAR an adult, Indian inhabitant of Mumbai presently residing at Flat No. A/44, Rajdeep Villa, Mira Bhayander Road, Mira Road (E), Dist. Thane, hereinafter called the "T_R_A_N_S_F_E_R_O_R" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the O_N_E_P_A_R_T_A_N_D (1) PARAB NANU GOVIND & (2) RAMAKANT D. YADAV both, Indian inhabitant of Mumbai having their present address as 312/C Wing, Darshan CHS Ltd., Ganga Enclave Phase I, Mira Road (E), Dist. Thane; and the other party hereinafter called the "T_R_A_N_S_F_E_R_E_E" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the O_T_H_E_R_P_A_R_T.



N. G. Parab
[Signature]

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W H E R E A S :

By and under an Agreement for Sale dated 18-02-1992 entered between M/s. Rajdeep Developments of 114, Shreeji Darshan, 100, S. V. Road, Kandivli (W), Mumbai 400 067 referred as the Seller therein (hereinafter referred to as the said Builders) and MR. CHANDRAKANT KONDIRAM RANAHARE (hereinafter referred to as 1st Purchaser) the said M/s. Rajdeep Developments agreed to sell to the 1stPurchaser and the 1stPurchaser agreed to purchase from them a flat being Flat No. 44/A Hing admeasuring 510 sq. ft. built-up area (equivalent to 47.39 sq.mtrs. built-up) on the Fourth floor of Building Rajdeep Villa of their housing project at Mira Bhayander Road, Mira Road (E), Dist. : Thane, at the price and on the terms and conditions mention therein on the land more particularly described in the schedule written hereunder and permitted by the Govt. of Maharashtra under Urban Land (Ceiling and Regulation) Act, 1976.

W H E R E A S :

By and under an Agreement for Sale dated 19-07-2000 entered between MR. CHANDRAKANT KONDIRAM RANAHARE and transferor herein the transferor herein agreed to purchase from 1stPurchaser a flat being Flat No. 44/A Hing admeasuring 510 sq. ft. built-up area (equivalent to 47.39 sq.mtrs. built-up) on the Fourth floor of Building Rajdeep Villa of Mira Bhayander Road, Mira Road (E), Dist. : Thane, at the price and on the terms and conditions mention therein.

A N D

The said original Agreement for Sale dated 18-02-1992 is lodged for registration at the office of Sub-Registrar of Assurance at Thane/Mumbai 24-02-1992.

A N D

The transferors herein have paid entire purchase price of the said flat to the said MR. CHANDRAKANT KONDIRAM RANAHARE as per AGREEMENT recited herein before.

A N D

The said M/s. Rajdeep Developments admitted and confirmed that no amount is due and payable in r/o the said flat and the 1stPurchaser/transferors herein has



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[Signature]

taken actual possession of the said flat.

A N D

The transferor has agreed to sell to the transferees and the transferees have agreed to purchase from transferor the said flat being Flat No. 44/A Wing admeasuring 510 sq. ft. built-up area (equivalent to 47.99 sq.mtrs. built-up) on the Fourth floor of the Building Rajdeep Villa of Mira Bhayander Road, Mira Road (E), Dist. : Thane, with fixtures, fittings and amenities provided therein by the Seller for the agreed consideration of Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand only) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

A N D

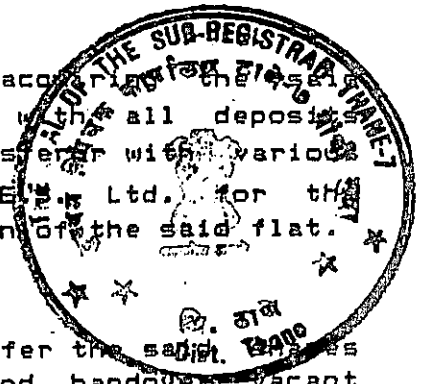
The transferor is legal and bonafied members of the Rajdeep Villa Co-operative Housing Society Ltd. a registered society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act 1960 under No. TNA(TNA)/HSG/(TC)/5984/1993-94 with its registered office in the same building and WHEREAS such member is registered share holder of five fully paid up shares of the total value of Rs. 250/- of the said society standing in his/her name and whereas such member and share holder has full right and interest and ownership and possession of the said flat in the said society's building situated Mira Bhayander Road, Mira Road (E), Dist. : Thane

A N D

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

A N D

The transferor have agreed to transfer the said shares and rights of the said flat and handover vacant possession of the said flat to the transferees at and for the total consideration of Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand only) together with all deposits and contribution made by the transferor either



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through the said Seller 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 contributions made by the transferor and all benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in their name with permanent right of use and occupation of the said flat.

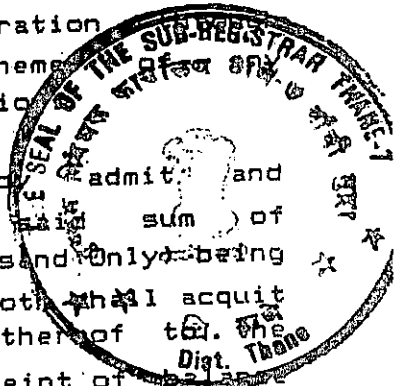
: NOW THIS AGREEMENT WITNESSETH AS UNDER :

- 1) The transferor shall sell, assign and transfer to the transferees all the said shares and right of the said flat/shop with all deposits and benefits thereof at and for the total consideration of Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand only) and the transferees shall pay to the transferor entire amount of agreed consideration of Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand only) in following manners :

Rs. 70,000/- The transferees shall pay to the transferor on/or before execution hereof as a part payment of agreed consideration.

Rs. 2,50,000/- The transferees shall pay to the transferor on/or before _____ as balance amount of agreed consideration housing loan scheme financial institution _____

The transferor doth do hereby admit and acknowledge to have received the sum of Rs. 70,000/- (Rupees Seventy Thousand Only) being part payment and the transferor doth shall acquit release and discharge every part thereof to the transferees forever only after receipt of _____ payment as mentioned herein above.



- 2) The transferor declares that all amounts in

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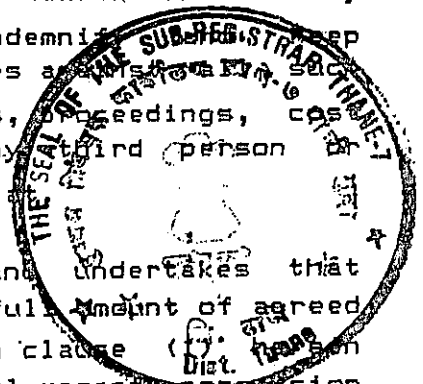
N. G. Parab
[Signature]

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 Seller 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 purchaser and thereafter he/she will not be liable for the same.

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

4) The transferor declares that he/she have in himself/herself full right and absolute power and authority to sell, assign and transfer to the transferees all their rights, title and interest in r/o the said flat and that no other person or persons have any right, title and 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 and the said flat is free from all attachments and encumbrances beyond reasonable doubts and hereby agrees and undertake to indemnify and keep indemnified to the transferees against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the said flat.

5) The transferor hereby agrees and undertakes that immediately on receipt of the full amount of agreed consideration as mentioned in clause (f) he/she will handover peaceful vacant possession of the said flat to the transferees alongwith all relevant documents including bills, receipts,



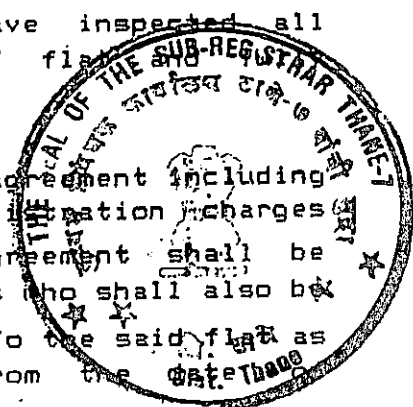
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वत नमंन ३३४७/२००४
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vouchers, correspondence etc. standing in his/her name and also agrees to handover the original Agreement for Sale.

- 6) The transferor declares that on and after execution hereof and/or on giving possession of the said flat the transferees shall be exclusive owner of the right, title and interest which the transferor has in the said flat and then the transferees shall quietly and peacefully hold, possess, occupy and enjoy the said flat without 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 intrust for the transferor.
- 7) The transferor hereby agrees and undertakes to execute all further agreements, conveyance and affidavits, undertakings and forms etc. in favour of the transferees whenever required by the transferees and/or the said society for effectively transferring the said flat with all benefits thereof unto the transferees.
- 8) This agreement has been concluded between the parties hereto on the basis of representations of the transferor that his/her agreement with the 1st Purchaser for purchase of the said flat and his/her 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 purchasers declares that they have inspected all documents in r/o of the said flat and are satisfied thereof.
- 9) All expenses incidental to this agreement including transfer fees, stamp duty, registration charges etc. if any payable on this agreement shall be borne and paid by the transferees who shall also be liable to pay all outgoings in r/o of the said flat as and when due for payment from the date of possession.



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दस्ता क्रमांक 3387/2008
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N. G. Parab
[Signature]

: THE SCHEDULE OF THE PREMISES REFERRED TO :

Flat no. 44/A Wing admeasuring 510 sq. ft. built-up area (equivalent to 47.39 sq.mtrs. built-up) on the Fourth floor of Building Rajdeep Villa of Mira Bhayander Road, Mira Road (E), Dist. : Thane, on all that piece or parcels or ground lying being and situated at village Mira/Bhayander in Taluka and District of Thane within the limits of Mira Bhayander Municipal Council and in the registration district and sub-district of Thane and bearing Mira/Bhayander Survey no. 529/9, New Survey No-69/9. The Building is above 10 years Old O.C attached.

*N. G. Parab
Amroli*

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 & DELIVERED by
the withinnamed "TRANSFEROR"

MR. GOVIND MARUTI KONDALKAR

in the presence of

Dalm

=====

SIGNED SEALED & DELIVERED by
the withinnamed "TRANSFEREES"

PARAB NANU GOVIND
RAMAKANT D. YADAV

in the presence of

Dalm

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Amroli

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*N. G. Parab
Dalm*



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बला क्रमांक 3387/२००२
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*N. G. Parab
Dalm*

: RECEIPT :

RECEIVED on/or before execution hereof from the withinnamed "TRANSFEREES" a sum of Rs. 70,000/- (Rupees Seventy Thousand only) being part amount of agreed consideration as mentioned herein and paid to me in following manners :

DD/PO/CHEQUE NO. Cash. Dt. 10/06/2003.

Drawn on _____

SUBJECT TO REALISATION

I SAY RECEIVED Rs. 70,000/-



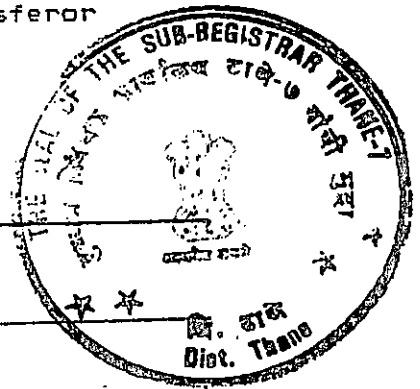
(MR. GOVIND MARUTI KONDALKAR)

Transferor

WITNESSES :

1) TV Datta

2) _____



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दस्तावेज नं. ३७४९/२००३
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RECEIVED on _____ of and from the withinnamed
"TRANSFEREES" a sum of Rs. 2,50,000/- (Rupees Two
Lakh Fifty Thousand only) being balance amount of
agreed consideration as mentioned herein and paid to
me in following manners :

DD/PO/CHEQUE NO. _____

Drawn on _____

SUBJECT TO REALISATION

I SAY RECEIVED Rs. 2,50,000/-



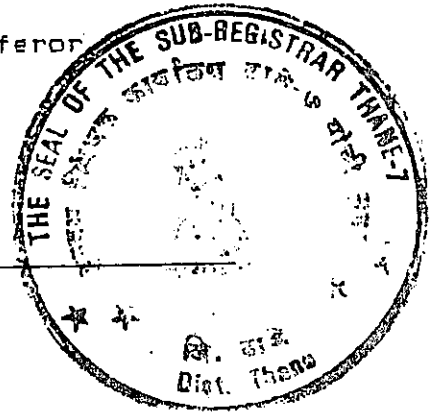
(MR. GOVIND MARUTI KONDALKAR)

Transferor

WITNESSES :

1) _____

2) _____



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पं. क्रमांक 3385 / 2008
१३/२६

पारवाना क्रमांक ३/९१

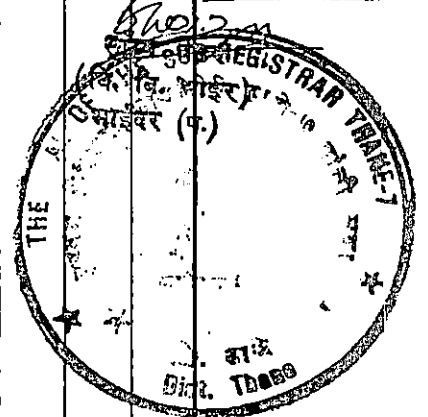
श्री. वामन बालसु भोईर मुद्रांक विक्रेता भाईदर (प.)

दुकान नं. ८/२९, भाईदर शापींग सेंटर, पोलीस स्टेशन जवळ, भाईदर (प)

पावती क्र. 1454

दिनांक :

अनु क्र.	मुद्रांक विकत घेणाऱ्या पक्षकाराचे नांव व पत्ता	विक्री केलेले मुद्रांक						विक्री केलेल्या मुद्रांकांची एकूण रक्कम
		१०	२०	५०	१००	५००	१०००	
2428 ते 2431	नाणू जी. परब				1	2	1	7500



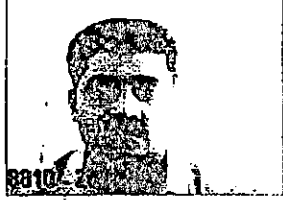





३३८७/२००३
28/28

सही/-

दस्त क्रमांक : 3341/2003

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस.
1	<p>नाव: नानू गोविंद परब पत्ता: घर/फ्लॅट नं: 312/सी गल्ली/रस्ता: - ईमारतीचे नाव: दर्शन को.ऑ.हौ सोसा ईमारत नं: - पेट/वसाहत: गीता नगर फेज/1 शहर/गाव: मिरा रोड तालुका: - पिन: -</p>	<p>लिहून घेणार वय 30 सही <i>P. G. Parab</i></p>		
2	<p>नाव: रमाकांत डी यादव पत्ता: घर/फ्लॅट नं: 312/सी गल्ली/रस्ता: - ईमारतीचे नाव: दर्शन को.ऑ.हौ सोसा ईमारत नं: - पेट/वसाहत: गीता नगर फेज/1 शहर/गाव: मिरा रोड तालुका: - पिन: -</p>	<p>लिहून घेणार वय 32 सही <i>R. Yadav</i></p>		
3	<p>नाव: गोविंद मारुती कोंडाळकर पत्ता: घर/फ्लॅट नं: ए/44 गल्ली/रस्ता: - ईमारतीचे नाव: राजदीप विला ईमारत नं: - पेट/वसाहत: गीता नगर शहर/गाव: मिरा रोड पू तालुका: - पिन: -</p>	<p>लिहून देणार वय 36 सही <i>G. M. K.</i></p>		



दस्त क्र. [टनन7-3341-2003] चा गोपवारा
बाजार मूल्य :454944 मोबदला 320000 भरलेले मुद्रांक शुल्क : 7500

दस्त हजर केल्याचा दिनांक :17/06/2003 11:50 AM
निष्पादनाचा दिनांक : 17/06/2003
दस्त हजर करणा-याची सही : N.G. Parab

दस्ताचा प्रकार :25) करारनामा
शिक्या क्र. 1 ची वेळ : (सादरीकरण) 17/06/2003 11:50 AM
शिक्या क्र. 2 ची वेळ : (फ्री) 17/06/2003 11:53 AM
शिक्या क्र. 3 ची वेळ : (कबुली) 17/06/2003 11:55 AM
शिक्या क्र. 4 ची वेळ : (ओळख) 17/06/2003 11:55 AM

दस्त नोंद केल्याचा दिनांक : 17/06/2003 11:56 AM

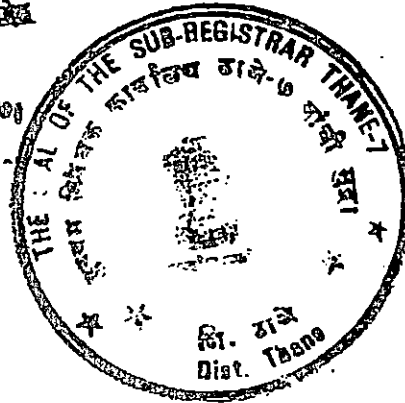
ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात.
व त्यांची ओळख पटवितात.

- 1) विकास- दळवी ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: मिरा रोड
तालुका: -
पिन: -
2) किशोर- गोडसे ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: भाईदर प
तालुका: -
पिन: -

दु. निबंधकाची सही
ठाणे

प्रमाणित करणेत येते की,
या दस्तामध्ये एवढ्या...माने...

दुय्यम निबंधक ठाणे-७



दस्ता क्रमांक (3341/2003)
3341/2003
दुय्यम निबंधक ठाणे क्रं. ७
बावीस...१७.माहे...सब २००३

पावती क्र.:3341 दिनांक:17/06/2003
पावतीचे वर्णन
नांव: नानू गोविंद परब

4550 :नोंदणी फी
520 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) एकत्रित फी

5070: एकूण

दु. निबंधकाची सही, ठाणे