



Friday, January 14, 2011

10:27:25 AM

Original

नोंदणी

Regist.

पावती

पावती क्र. : 337

गावाचे नाव भाईदर

दिनांक 14/01/2011

दस्तऐवजाचा अनुक्रमांक टनन7 - 00337 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: सतविंदर सिंह सी.कलसी - -

नोंदणी फी	:	-	15000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)	:	-	600.00
एकूण रु.			15600.00

आपणास हा दस्त अंदाजे 10:42AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दुय्यम निबंधक

बाजार मुल्य: 1422000 रु. मोबदला: 1500000रु.

भरलेले मुद्रांक शुल्क: 72600 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: इंडियन बँक- भाईदर;

डीडी/घनाकर्ष क्रमांक: 449954; रक्कम: 15000 रु.; दिनांक: 13/01/2011



S.R. Thorne - 7

- (1) Unique No. of Franking..... 37H05
- (2) Document Details. Agr for Re-Sale
- (3) Property Details. 304K Radha govind Park. Ptlr (w)
- (4) Agreement Value..... 15,00,000/-
- (5) Name of Seller. Shreebhagwan Sharma
- (6) Name of Buyer. Satwinder Singh C. Kalsi
- (7) Name of Person Paying Stamp Duty. Moksh Lon
- (8) Amount of Stamp Duty. 72,600/-
- (9) Signature of Authorised Person For THE KAPOL CO-OP BANK LTD. & Bank's Seal

THE KAPOL CO-OP BANK LTD.
 Signature

Customer's Copy	
THE KAPOL CO-OP BANK LTD. FRANKING DEPOSIT SLIP	
Branch BHAYANDER (E)	Date: 13/01/11
Pay Stamp Duty	Stamp Duty 26014
Fr. Value	Rs. 72,600/-
Service Charges	Rs. 00/-
Stamp Duty	Rs. 72,900/-
Name & Address of the Stamp duty paying party	
Mr. Satwinder Singh C. Kalsi	
Tel./ Mobile No. Bhayander (W)	
Desc. of the Document Agr for Re-sale	
DD/Cheque No. 1102	
Drawn on Bank	
(For Bank's Use Only) (Solvent)	
Tran ID	PL-5401
Fr. No.	1102
DELIVERED	

महामुद्रांक फ्रँकिंग तथासले.
 मोकेश लॉन
 ठिकाण: ...



AGREEMENT FOR RE - SALE

THE ARTICLE OF AGREEMENT FOR RE - SALE is made and entered into at Bhayander the 13th day of January, in the Christian year Two Thousand Eleven

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✓ C.S. Kalsi

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दस्त क्रमांक	336 12011
	9 / 30

For THE KAPOL CO-OP BANK LTD.
 Authorised Signatory
 The Kapol Co-operative Bank Ltd.
 Bhayander Branch, Poddoo Naka,
 Talsi, Pimpri Road, 1st Floor,
 Opp. Shivsena Office,
 Bhayander (W), Dist. Thane-401 105
 Maharashtra, India. Ph: 1091/1005/2011

भारत 37405
 112489
 INDIA
 R.00726001-P85497
 STAMP DUTY MAHARASHTRA
 2010 2010 2010 2010 2010 2010 2010 2010
 11:42
 JAN 13 2011

BETWEEN

SHRI SHIVBHAGWAN SHARMA S/O NANDKISHORJI
SHARMA age 45 Years, an adult in Indian Inhabitant
residing at Flat No. 304, C - Wing, Third Floor, Radha Govind
Park Bldg. 'C' Chs. Ltd., Uttan Road, Near Police Station,
Bhayander (West), Thane: - 401 101, hereinafter called "**THE**
TRANSFEROR" (which expression shall unless it be
repugnant to the context or meaning thereof be deemed to and
assigns) of the **FIRST PART**.

AND

MR. SATWINDER SINGH C. KALSI age 24 Years &
MR. CHARANJEET SINGH KALSI age 56 Years, both adults
in Indian Inhabitants of residing at Flat No. D/212, Jay Shree
Om, Geeta Nagar, Bhayander (West), hereinafter called "**THE**
TRANSFEREES" (which expression shall unless be repugnant
to the context or meaning thereof be deemed to include his /
her / their heirs executors, administrators and assigns) of the
SECOND PART.

WHEREAS

A) The Transferor hereto is sole / joint and the
absolute owner of and is fully Sized and possessed of
ownership Flat No. 304, C - Wing, on Third Floor,
admeasuring 457 Sq. ft. Carpet area in (42.47 Sq. Meters
Carpet) "**RADHA GOVIND PARK BLDG. 'C'**" **CO-OPERATIVE**
HOUSING SOCIETY LIMITED at Uttan Road, Near Police
Station, Bhayander (West), Tal. & Dist: - Thane: - 401 101,
Society Co-Operative Society Act. 1960. Vide Registration No.

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(TNA / (TNA) / HSG / (TC) / 14945 / 2003 - 2004, and Dated: - 08/10/2003, the Transferor is the holder of Five fully paid shares of each Vide Share Certificate No. 024, Dist. Sr. No. 116 to 120.

B) An Agreement for sale entered and executed between present Transferor and **Shri Avdhut D. Joshi**, on 12th day of January 2005, the present Transferor has purchased the said Flat No. 304, C - Wing, on Third Floor, in admeasuring 457 Sq. ft. Carpet Area (42.47 sq. Mtrs. Carpet) area on the ownership basis & wherein the present Transferor is now required the said Flat to sell.

C) And whereas the application to society / Builders to transfer the said shares which are held by the Transferor in the name of the Transferees & also to transfer the said Flat in the name of the Transferees will be applied and Transferees has agreed to acquire the said Flat in the said Building as having 457 Sq. ft. Carpet Area (42.47 sq. Mtrs Carpet) Constructed on a plot of land bearing Old Survey No. 720, New Survey No. 309, Hissa No. 44 Part lying and being at Village Bhayander, Bhayander (West), Taluka & Dist: - Thane, within the limit of Mira Bhayander Mahanagar Palika on ownership basis on the terms and condition here after appearing.

D) The Transferor has agreed to sell to Transferees the said Flat together with the said share certificate held by the Transferor in the share capital of the society.

E) The Transferor has not received nor has been served any notice of demand under Income Tax Act., sales Tax, Stamp Duty of the wealth Tax Act. And that no such notice or

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demand is pending and that no warrant of Attachment issued in respect of the said Flat by the Income Tax, Sale Tax & Stamp Duty, Wealth Tax authorities under any of the provision of the Income Tax and Wealth Tax Act., and or the rules formed there under.

NOW, THESE PRESENTS BETWEEN AND IT IS HERE BY AGREED BY AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

- 1] That the Transferor is fully seized and possessed of Flat No. 304, C - Wing, on Third Floor, in "RADHA GOVIND PARK BLDG. 'C'" CO-OPERATIVE HOUSING SOCIETY LTD., at Uttan Road, Near Police Station, Bhayander (West), Tal. & Dist: - Thane, and he is absolute owner of the said Flat.
- 2] That the party of the **FIRST PART** i. e. the Transferor who intends to sell the Flat on the ownership basis and the party of the **SECOND PART** i. e. The Transferees have approached to the party of the **FIRST PART** and that the party of the **SECOND PART** prior to execution of this Agreement satisfied himself / herself / themselves about the title of the party of the **FIRST PART** and shall not be entitle to investigate the title of the party of the **FIRST PART** and no objection shall be raised on the any matter relating thereto.
- 3] That the Transferees have agreed to pay and the Transferor have agreed the accept the lumpsum consideration sum of Rupees 15,00,000/- (Rupees Fifteen Lacs Only) to wards the full & final value of the said Flat & Five Shares.

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11] That the party of the **SECOND PART** hereby covenants to keep the said Flat its wall and partition wall, drains / pipes and appearances hereto in good turn condition and in particular so as to support repair and protect the part of the building other than her / his / their Flat.

12] All cost charge and expenses of preparation of this present Agreement shall be borne by the Transferees only and the Transferees and seller shall equally share the transfer charge payable to the society for transferring the Flat in the name Transferees.

13] This Agreement shall always be subject to the provision contained in Maharashtra ownership Flats Act 1963, Maharashtra ownership Flat rule 1964 or any provision of law for the time being which is applicable hereto.

14] The Transferees shall bear and pay the charges towards stamp duty and registration fees as may be in force and there after for this Agreement for Registration with the concerned Registrar of Assurance within the prescribed time limit and the Transferor have jointly to admit and attain execution thereof.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT FLAT PREMISES bearing No. 304, C - Wing, on Third Floor, admeasuring area of 457 Sq. ft. Carpet Area equivalent sq. to 42.47 Meters Carpet, in the Society known as **'RADHA GOVIND PARK BLDG. 'C' CO-OPERATIVE HOUSING SOCIETY LTD.,** at Uttan Road, Near Police Station,

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✓ (S) Kalvi

C. S. Kalvi

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Bhayander (West), bearing Registration No. {TNA / (TNA) / HSG / (TC) / 14945 / 2003 - 2004, Dated: - 08/10/2003} situated bearing Old Survey No. 720, New Survey No. 309, Hissa No. 1(Part), Revenue Village Bhayander, Bhayander (West), Taluka & Dist: - Thane: - 401 101.

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THE RESPECTIVE HAND ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN:

SIGNED SEALED AND DELIVERED
by the within named "TRANSFEROR"
SHRI SHIVBHAGWAN SHARMA S/O
NANDKISHORJI SHARMA

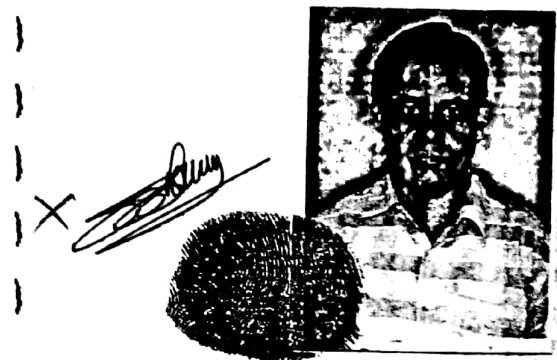
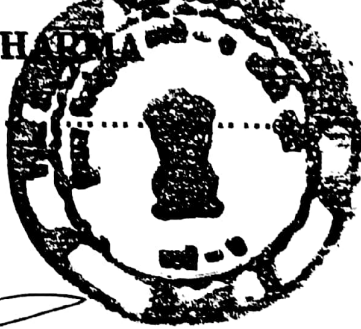
in the presence of

1)

(Signature)

2)

(Signature)



SIGNED SEALED AND DELIVERED
by the within named "TRANSFEREES"
MR. SATWINDER SINGH C. KALSI

MR. CHARANJEET SINGH KALSI
in the presence of

1)

(Signature)

2)

(Signature)



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RECEIPT

RECEIVED of and from the withinnamed the party of the **SECOND PART** the sum of Rupees 3,00,000/- (Rupees Three Lacs Only) by against the Flat No. 304, C - Wing, Third Floor, Society Known as "RADHA GOVIND PARK BLDG. 'C'" Chs. Ltd., at Uttan Road, Near Police Station, Bhayander (West), being the part payment agreed sale consideration as per the following:-

<u>CH. NO.</u>	<u>DATE</u>	<u>AMOUNT</u>	<u>BANK/BR.</u>
362912	8.1.2011	2,00,000/-	CITIBANK
362913	14.1.2011.	1,00,000.	CITIBANK.



.....
3,00,000/-
.....

I / WE SAY RECEIVED;



**(SHRI SHIVBHAGWAN SHARMA S/O
NANDKISHORJI SHARMA)
TRANSFEROR**

WITNESS:

1)

2)

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दस्ता क्रमांक	336 / 2011
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दस्तावेजांक व वर्ष: 227/2011

Page Number: 4/2011

Page No.

सूची क्र. दोन INDEX NO. II

पाने ३३

पाने ३३

गावाचे नाव : माईदर

विलेखनाचा प्रकार, मातहतच्याचे प्रकार, बाजारनाम, बाजारनाम (मातहतच्याचा), बाबतीत घटकाकार, आकारणी टोती, ही घटकाकार ही नमूद करावी, नमूदना म. 500.000.00, व.म. म. 422.000.00

- 1) सु-भाषण, पाटाईना व घटकमाक (अस्तित्वात) - सर्व म. 10,720/1 मी, नॉमिन-3009 मी वॉलम 1" - 3" वॉई, सद्यतिका म 20.44 मी.किग, विमान मजला, राधा गावित पाठे विन्हीन सी. का.कां.ही. सोसा.ति. जलन राव मालिक-स्टेवम जवळ माईदर म. 422.47 मी.मि.मातहत
- 2) अस्तित्वात ककरन टोप्या-या आकारणी किव्या जुडी टोप्यात अस्तित्वात केव
- 3) अस्तित्वात ककरन टोप्या-या आकारणी व संपूर्ण जता किव्या देवाणी न्यायालयाचा हुकुमनाम केव्या आदेश अस्तित्वात, प्रतिवर्तीचे नाव व संपूर्ण जता
- 4) अस्तित्वात ककरन टोप्या-या आकारणीचे नाव व संपूर्ण जता किव्या देवाणी न्यायालयाचा हुकुमनाम केव्या आदेश अस्तित्वात, वाटीचे नाव व संपूर्ण जता
- 5) अस्तित्वात ककरन टोप्या-या आकारणीचे नाव व संपूर्ण जता किव्या देवाणी न्यायालयाचा हुकुमनाम केव्या आदेश अस्तित्वात, वाटीचे नाव व संपूर्ण जता

बाजारनामवापनाणे मुद्रांक शुल्क म 72600.00, बाजारनामवापनाणे नोंदणी म 15000.00

२) इतर

दुग्ध निबंधक वर्ग, ठाणे क्र. ७

