



Thursday, December 26, 2002
2:12:26 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 3896

दिनांक 26/12/2002

गावाचे नाव आजदे गोलवली

दस्तऐवजाचा अनुक्रमांक कलन4 - 04280 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अरुण कृष्णा सावंत

नोंदणी फी	:-	3310.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)	:-	360.00
एकूण	रु.	3670.00

आपणास हा दस्त अंदाजे 2:27PM ह्या वेळेस मिळेल

दुय्यम निबंधक
कल्याण

बाजार मुल्य: 325000 रु. मोबदला: 331000रु.
भरलेले मुद्रांक शुल्क: 3700 रु.

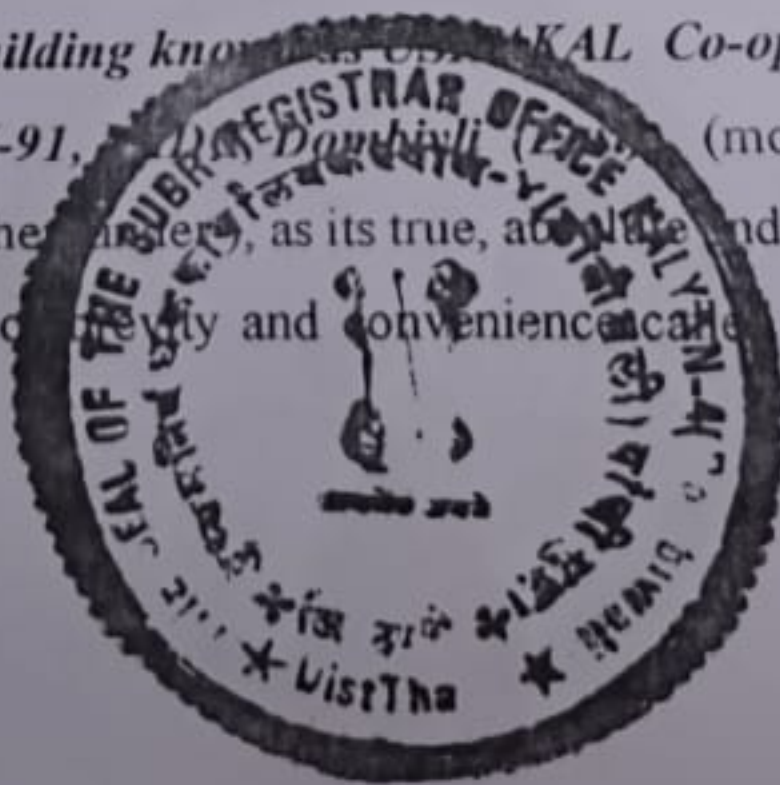
MR. VITHAL D. WANI aged 60 years, Occupation Retired residing at *Ushakal Co-operative Housing Society Ltd, Plot No. RM-91, MIDC, Dombivli (East)* Taluka Kalyan, Dist. Thane, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the **FIRST PART.**

AND

MR. ARUN K. SAWANT aged 25 years, Occupation Service, residing at *207, Shree Bhavani Co-operative Housing Society Ltd, Near Mental Hospital, Thane (West)* hereinafter hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the **SECOND PART.**

WHEREAS USHAKAL Co-operative Housing Society Ltd., Dombivli which is a corporate body, being a co-operative Housing Society, duly formed, registered and incorporated under provisions of Maharashtra Co-operative Society's Act, 1960, bearing Registration No. TNA/KLN/HSG/(TC)/1515/83

AND WHEREAS the Transferor is seized and possessed of and otherwise well and sufficiently entitled to the piece and parcel of a self contained ownership Flat, bearing *Flat No. B-8, on Second floor, admeasuring 534 sq.ft. built-up area, (49.62 sq.mtrs) in the building known as USHAKAL Co-op. Housing Society Ltd., situated at Plot No. RM-91, Dombivli (East)* (more particularly described in the Scheduled written hereinafter, as its true, absolute and exclusive owner thereof, hereinafter for the sake of brevity and convenience and referred to as "The Said Flat"



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AND WHEREAS the Transferor is a bonafide member and shareholder of the Said Society, holding 5 shares of Rs. 250/- bearing Nos. from 46 to 50 and Share Certificate No. 10 issued by the Said Society in favour of the Transferor.

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

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

AND WHEREAS the Transferee approached the Transferor 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.

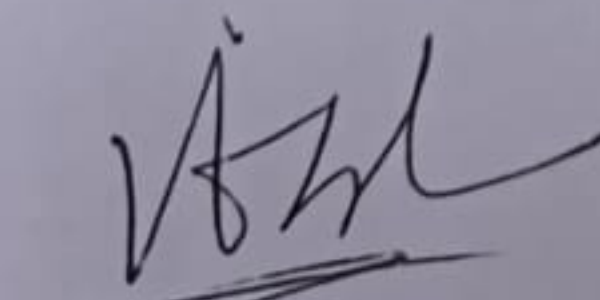
AND WHEREAS the Transferee has inspected the said Flat and examined the documents of title and found the said Flat to be suitable for his own residential purpose and therefore moved the proposal for the purchase thereof *Flat No. B-8, on Second floor, admeasuring 534 sq.ft. built-up area, (49.62 sq.mtrs) in the building known as USHAKAL Co-op. Housing Society Ltd., situated at Plot No. RM-91, MIDC, Dombivli (East)*

AND WHEREAS the Transferor and the Transferee held various meetings, discussions, bargains and negotiations and as respects thereof, they have concluded the agreement for transfer of the said Flat to be suitable for their own residential purpose.

AND WHEREAS the Transferor and the Transferee have decided to reduce into writing the said terms and conditions and consideration.



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Stamp Paper's Serial No. 9685 For Rs. 1000
Date of Issue : 26 DEC 2002
Issued To : ARUN K. SAWANT
Issued through : SELF

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Licence No. 11/92
STAMP VENDOR
Mrs. KANCHAN S. TARTHE



Plot No. 121,
Gandhi Nagar, Dombivli (B).

13 DEC 2002

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered
into at Dombivli on this 26th day of
Dec 2002.

B E T W E E N

ASh
अ. क. सावंत



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

No.MIDC/ROT/DMB/RM-91/ 12605

By RPAD

Regional Office, Thane-1
MIDC, Thane Region,
Office Complex Bldg.,
Wagle Estate, Thane

Date- 14 JUN 2019

To,
The Chairman /Secretary,
M/s. USHAKAL CO-OPERATIVE HOUSING SOCIETY LTD.,,
Plot No. RM-91, Dombivali Resi. Zone.
Dombivli (E),
DIST. THANE.

Subject: - **DOMBIVALI INDL. AREA**
Plot No. RM-91,
Transfer in respect of flat-No. B-8. (2nd Floor)



Sir /Madam

Please refer to your letter dt. 30/05/2019.

In this connection, it is to inform you that the Corporation has examined your request and decided to transfer the **Flat No. B-8, (2nd floor) admeasuring 534.00 Sq. Ft. built up area (49.62 Sq. Mtrs.) located on Plot No. RM-91** in Dombivli Industrial Area in favour of following members:

TRANSFEROR	TRANSFeree
Flat No. B-8, (2 nd Floor)	
SHRI. VITHAL DAGDU WANI	SHRI. ARUN K. SAWANT (Not Suitable)

Subject to condition that:

- You shall pay to the Corporation of **Rs. 50,000/-** (Rupees Fifty Thousand Only) towards **Differential Premium.**
- The Transferee you shall strictly bind/adhere as per affidavit given by you **& necessary documents.**

You are requested to communicate your acceptance to the above conditions and to make the payment as at (a) above by way of Demand Draft drawn in favour of the **Chief Account Officer, MIDC, Mumbai** within 30 days from the date of receipt of this letter, failing which subject matter will be closed without further communication.

Thanking you.



Yours faithfully,

Area Manager
MIDC Thane.

Copy to

SHRI. ARUN K. SAWANT, Flat No. B-8, of M/s. USHAKAL CO-OPERATIVE HOUSING SOCIETY LTD.,, Plot No. RM-91, Dombivali Resi. Zone. DIST. THANE.

विठ्ठल दगडू वाणी.

बी-8, उषःकाल को.ऑप.हो.सोसा.,

आर्.एम्-91, सुदागा नगर,

डोंबिवली (पूर्व),

तालुका-कल्याण, जिल्हा-ठाणे.

दिनांक : 26/12/2002

प्रति,

मा. सचिव महोदय,

उषःकाल को.ऑप.होसिंग सोसा.लि.,

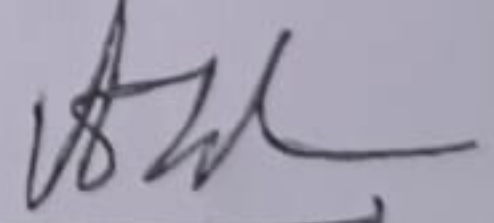
प्लॉट नं. आर्.एम्.91, सुदागा नगर,

डोंबिवली (पूर्व).

मा. सचिव महोदय,

मी, आपल्या संस्थेचा सभासद असून काही अपरिहार्य कारणास्तव मी सभासदत्वाचा राजीनामा देत आहे. आतापर्यंतची संस्थेची सर्व थकबाकी मी संस्थेला जमा केलेली आहे. रोख रुपये 10,000/- हस्तांतर फी, दिनांक 26/12/2002 रोजी देत आहे. तरी आपण माझ्या नांवावरील शेअर सर्टिफिकेट श्री. अरुण कृष्णा सावंत यांच्या नांवावर करण्यास माझी काहीही हरकत नाही. या पत्राद्वारे मी संस्थेत कळवू इच्छितो की, पुढील महिन्यापासून देखभाल व सोसायटीच्या इतननियमाप्रमाणे येणारा खर्च श्री. अरुण कृष्णा सावंत यांच्याकडून घेण्यांत यावा हि विनंती.

आपला विश्वासू,



(विठ्ठल दगडू वाणी).

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

1. **The Transferor** hereby agree to assign, dispose off, convey and transfer the said *Flat No. B-8, on Second floor, admeasuring 534 sq.ft. built-up area, (49.62 sq.mtrs) in the building known as USHAKAL Co-op. Housing Society Ltd., situated at Plot No. RM-91, MIDC, Dombivli (East) Taluka Kalyan, Dist. Thane,* on absolute ownership basis, in favour of the **Transferee** and the **Transferee** hereby agrees to purchase and acquire the said Flat from the **Transferor**.

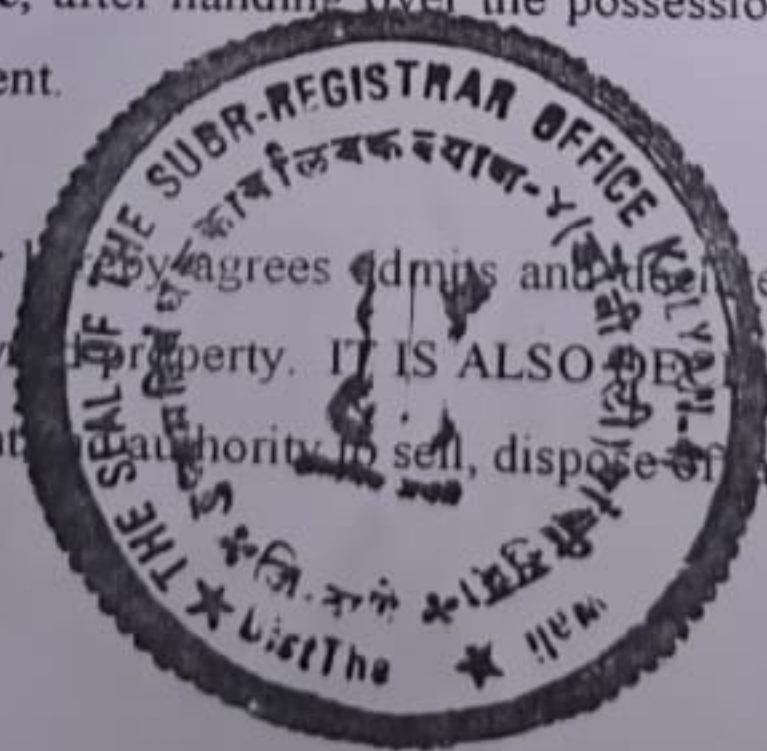
2. **The Transferee** has already paid the sum of **Rs.3,31,000/- (Rupees Three Lakh Thirty One Thousand only)** to the Transferor as full and final payment as purchase consideration money before execution of this agreement.

3. **The Transferor** further declares that he has obtained the necessary permission from the said society for sale and transfer of the said Flat/shares unto the **Transferee** herein.


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

5. **The Transferor** agrees that he will sign all the applications for transfer of the said Flat and for the transfer of the electric meter and recording the said Flat in the name of the **Transferee**, after handing over the possession of the said Flat or after receipt of the full payment.

6. **The Transferor** 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 authority to sell, dispose of and transfer the said Flat in



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Ushakal Co-op. Housing Society Ltd.

(Regd. No. TNA / KYN / HSG / 1515 of 83)

Plot No. RM-91, M.I.D.C., Dombivli (East) Tal. Kalyan, Dist. Thane

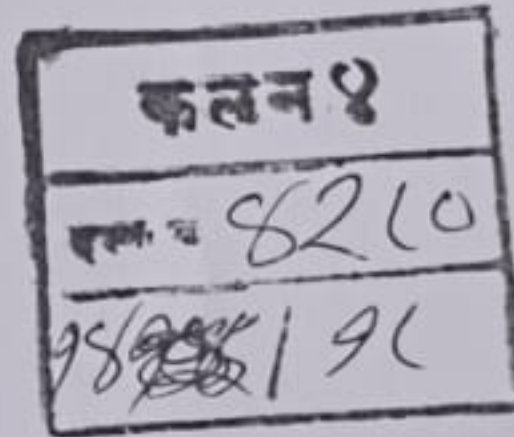
Date 26 December 2002

NO OBJECTION CERTIFICATE

This is to certify that Mr. V.D.Wani. is the owner of Block No. B-8. B- wing in our Society. The same flat he is selling to Mr. Arun Krushana Sawant. He clear all his dues till date on the flat. For the same, Society do not have any OBJECTION in accepting him as a member of the society.

Whose signature is given below.

Mr. Arun Krushana Sawant.



Narendra Attarde

Narendra Attarde.
(Secretary)



USHAKAL CO-OP. HOUSING SOCIETY LTD. DOMBIVLI (E)