



Thursday, October 18, 2012

4:12:52 PM

Original

नोंदणी 39 म.

Page: 30 M

पावती

पावती क्र. : 7301

गावाचे नाव 1/2 भाईदर

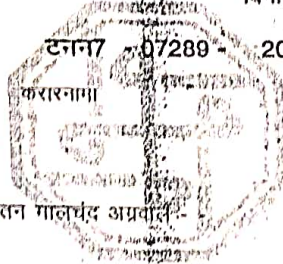
दिनांक 18/10/2012

दरतऐवजाचा अनुक्रमांक

टनन 07289 - 2012

दरता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: धांदरतन गालचंद अपराधे

नोंदणी फी :-

6220.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :-

440.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

एकूण रु.

6660.00

आपणारा हा दरत अंदाजे 4:27PM हा वेळेस मिळेल

बुसम निवधक
साह दु.नि.राणे

वाजार मुल्य: 621000 रु. गोवदला: 175500 रु.

भरलेले गुप्रांक शुल्क: 37400 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अदिसरा बँक लि- भाईदर प.

डीडी/घनाकर्ष क्रमांक: 011620; रकम: 6220 रु.; दिनांक: 18/10/2012

मुख्यस्त भरत कला



दस्तक्रमांक व वर्ष: 7289/2012

Thursday, October 18, 2012

4:14:42 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.c.

गावाचे नाव : भाईदर

- (1) विलेखाचा प्रकार: मोबदल्याचे स्वरूप: कराररत्नामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 175,500.00
बा.भा. रु. 621,000.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 351/3पै वर्णन: वॉर्ड क्र.ई.विभाग क्र.1/5, सदनिका क्र.102,1ला गजला,श्री अग्रवाल भवन को ऑप हौ सोसा लि., मोदी पटेल रोड, भाईदर प.ठाणे.
- (3) क्षेत्रफळ (1) 26.72 चौ.मी.बि.अप
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास; प्रतिवादीचे नाव व संपूर्ण पत्ता (1) महेश मालचंद अग्रवाल घर/फ्लॅट नं: 102; गल्ली/रस्ता: -; ईमारतीचे नाव: श्री अग्रवाल भवन; ईमारत नं: -; पेट/वसाहत: मोदी पटेल रोड; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पत्र नम्बर: AAOPA7394R.
- (6) दस्तऐवज करून देण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) चंद्रशेखर मालचंद अग्रवाल घर/फ्लॅट नं: 102; गल्ली/रस्ता: -; ईमारतीचे नाव: श्री अग्रवाल भवन; ईमारत नं: -; पेट/वसाहत: मोदी पटेल रोड; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पत्र नम्बर: AAOPA7395Q.
- (7) दिनांक करून दिल्याचा 18/10/2012
- (8) नोंदणीचा 18/10/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7289 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 37260.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 6220.00
- (12) शेरा

सह. दुय्यम निबंधक बर्गर
ठाणे क्र. ७

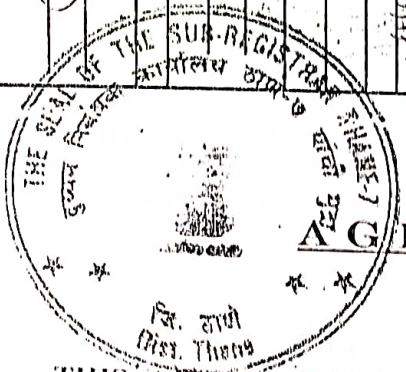
37400/-

| | |
|--|----------------------------------|
| दस्तावेजाचे प्रकार (Nature of Document) | अपेक्षित |
| दस्तावेजाची नोंदणीची माहिती (Registration Details) If Registrable Name of S.R.O. | Registrable / Non-Registrable |
| अपेक्षा मूल्यांकन क्रमांक (Franchising Unique No.) | S.R.O. No. 1 |
| संपत्तीचे संक्षेपित वर्णन (Property Description in Brief) | 43672 |
| गोपय्यता रक्कम (Consideration Amount) | Flat No-102 Street No-102, Thane |
| पुस्तक खरेदीदाराचे नाव (Stamp Purchaser's Name) | 1,75,500/- |
| दस्तावेजातील दुसऱ्या पक्षाचा नाव (Name of the other Party) | Chandrabhan M. Agarwal |
| हस्त लिखण्याचा नाव व पत्ता (If Through Name & Address) | Mahesh M. Agarwal |
| पुस्तक शुल्काची रक्कम (Stamp Duty Amt.) शब्दांनी (In words) | DECEAT |
| पुस्तक अधिकार्याची पूर्ण स्वाक्षरी व मुद्रा (Authorised Person's full Signature & Stamp) | 37400/- |

पुस्तक शुल्काचे प्रॉविजन अल्हादा वॉयलेट लेमन खाली तपासले व एस.एन.एस./संबंधित प्राधिकृत अधिकारीद्वारे दुरुधर्मीकरण करण्यात आले. मंडळ दरोबरे जातकून आला.

साह. / दुय्यम निबंधक - ठाणे-२४

| | |
|---|----------------|
| Customer's Copy | |
| THE KAPOL CO-OP. BANK LTD. | |
| FRANCHISING DEPOSIT SLIP | |
| Branch: 26254 | Date: 19/10/12 |
| Pay to Acct. Stamp Duty | Rs. 37400/- |
| Franchising Value | Rs. 10/- |
| Service Charges | Rs. 37410/- |
| TOTAL | |
| Name & Address of the Stamp duty paying party | |
| Chandrabhan Mulchand | |
| Agarwal, Bawani Mir | |
| Tell/Mobile No.: | |
| Desc. of the Document | |
| DD/Cheque No.: | |
| Drawn on Bank: | |
| (For Bank's Use Only) | |
| Titan ID | A25425 |
| Franchising Sr. No. | PL-546 DS |
| Cashier | Officer |

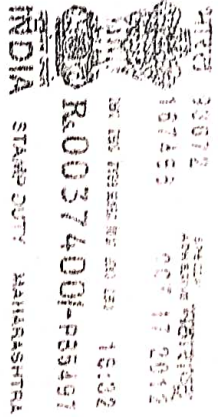


QMS No 8902
19/10/12
AGREEMENT

THIS AGREEMENT is made and entered into at Bhayander, Taluka & District Thane, on this 18th day of October, the Christian Year Two Thousand Twelve, BETWEEN

M. Agarwal

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| ट.न.न.-७ | |
| दस्ता क्रमांक 6266 | 12082 |
| 9 | 122 |

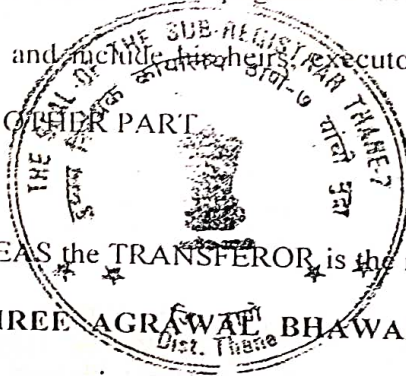


SHRI MAHESH MALCHAND AGARWAL, aged 51 years, Indian Inhabitant, residing at Flat No.102, Shree Agrawal Bhawan CHS Ltd. Modi Patel Road, Bhayander (W), Dist. Thane, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof it be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART.

AND

SHRI CHANDRATAN MALCHAND AGARWAL, aged 58 years, Indian Inhabitant, residing at Flat No.102, Shree Agrawal Bhawan CHS Ltd., at Modi Patel Road, Bhayander (W), Dist. Thane, hereinafter referred to as the "TRANSFeree" (which expression shall unless it be repugnant to the context thereof shall deem to mean and include his heirs, executors, administrators and assigns) of the OTHER PART

WHEREAS the TRANSFEROR is the member of the Society known as SHREE AGRAWAL BHAWAN CO-OPERATIVE HOUSING SOCIETY LTD., BHAYANDER, a society duly registered under the Maharashtra Co-operative Societies Act, 1960, under the Registration No. TNA/(TNA)/HSG/TC/3865/90-91 Dated _____, (hereinafter referred to as "the said Society") and the said society has allotted the TRANSFEROR 5 shares bearing distinctive Nos. 41 TO 45 both numbers inclusive issued under

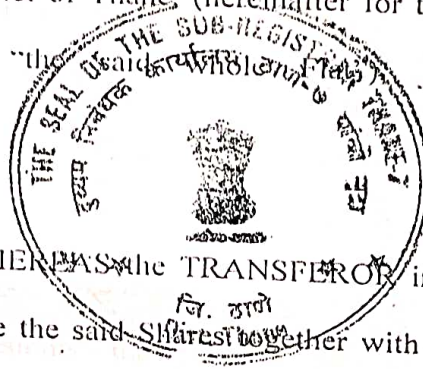


M.M. Agarwal
M. Agarwal

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| दस्त क्रमांक | ७२६१२०१२ |
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Share Certificate No. _____ Dated _____, hereinafter for the sake of brevity referred to as the "the said Shares") jointly with the TRANSFEREE.

AND WHEREAS together with shares the TRANSFEROR is also using and occupying the Flat No. 102, admeasuring about 575 sq. fts. (Built Up) equivalent to 53.44 Sq. Mtrs. (Built Up) Area, on the First Floor of the building known as SHREE AGRAWAL BHAWAN CO-OPERATIVE HOUSING SOCIETY LTD., constructed on a plot of land bearing Old Survey No.15, New Survey No.351, Hissa No.3 (P), of Village Bhayander, at Modi Patel Road, Bhayander (W), Taluka & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District of Thane, (hereinafter for the sake of brevity referred to as "the said flat") jointly with the TRANSFEREE.



AND WHEREAS the TRANSFEROR intends to sell and transfer 50% share the said Shares together with 50% share in the said Flat No. 102, admeasuring about 287.5 sq. fts. (Built Up) equivalent to 26.72 Sq. Mtrs. (Built Up) Area, out of total area admeasuring about 575 sq. fts. (Built Up) equivalent to 53.44 sq. mtrs. (Built Up) area, on the First Floor of the building known as SHREE AGRAWAL BHAWAN CO-OPERATIVE HOUSING SOCIETY LTD., at Modi Patel Road, Bhayander (W), Taluka &

M.M. Agrawal
M. Agrawal

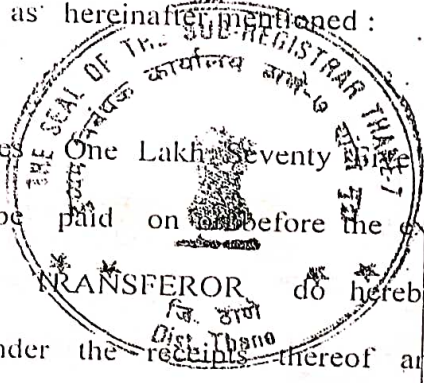
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| ट.न.न.-७ |
| दस्ता क्रमांक ७२६ १२०१२ |
| 3 २२ |

Dist. Thane, (hereinafter referred to as "the said Flat"), to the TRANSFEREE and the TRANSFEREE is buying the said Shares together with the said Flat, to become the absolute owner of the said Flat and the said Shares, for the consideration and on the terms and condition contained hereinafter.

**NOW IT IS AGREED CONFIRMED AND DECLARED BY
AND BETWEEN THE PARTIES HERETO AS UNDER :**

1. That the TRANSFEROR shall sale and transfer to the TRANSFEREE the said five shares and the said Flat at or for the consideration of Rs.1,75,500/- (Rupees One Lakh Seventy Five Thousand Five Hundred only) to be paid by the TRANSFEREE to the TRANSFEROR as hereinafter mentioned :

Rs.1,75,500/- (Rupees One Lakh Seventy Five Thousand Five Hundred only) to be paid on before the execution of this Agreement (the TRANSFEROR do hereby admit and acknowledge hereunder the receipt thereof and every part thereof and absolutely and forever acquits releases and discharges the TRANSFEREE of the same).



2. The TRANSFEROR agree to handover to the TRANSFEREE all receipts, writings and papers pertaining to the said shares and the said Flat and incidental rights thereto and

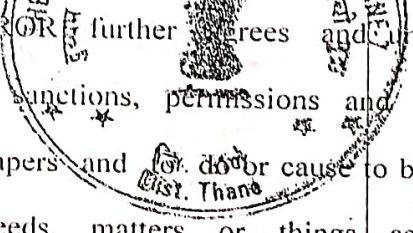
M.M. Agarwal
M. Agarwal

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| ट.न.न.-७ |
| दस्त क्रमांक 6266/2018 |
| 8/22 |

shall get the said shares duly transferred in the records of the society to the name of the TRANSFEREE at the time of receiving full and final payment.

3. The TRANSFEROR hereby agree that upon receiving full and final payment the TRANSFEROR shall handover quiet vacant and peaceful possession of the said Flat to the TRANSFEREE.

4. It is agreed between the TRANSFEROR and TRANSFEREE to execute the necessary instrument of Transfer of the said shares and the said Flat and to lodge the same with the said society together with the share certificate of the said shares for the purpose of transferring the said shares and the said Flat to the name of the TRANSFEREE in the record of the said society.

5. The TRANSFEROR further agrees and undertakes to obtain all the necessary sanctions, permissions and signs on all such documents and papers and  to be done all such further acts, deeds, matters or things as may be necessary and expedient for absolutely and effectively transferring the said shares and the said Flat in favour of the TRANSFEREE.

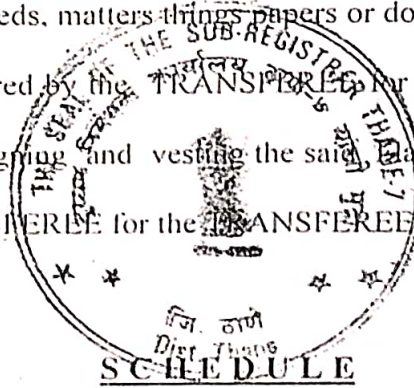
6. The TRANSFEROR shall give all co-operations to the TRANSFEREE to get the approval of the said society for transfer

M.M. Aggarwal
M. Aggarwal

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| दस्त क्रमांक | ७२६६ १२०१२ |
| ५ | २२ |

18. If the transaction is not completed on account of the willful default of the TRANSFEREE, the TRANSFEROR shall be entitled either to require specific performance of this Agreement by the TRANSFEREE without prejudice to other rights and remedies in law.

19. The TRANSFEROR do hereby agrees and covenants with the TRANSFEREE that the TRANSFEROR shall from time to time and at all times hereafter at the request and costs of the TRANSFEREE do and execute at the costs of the TRANSFEREE all such acts, deeds, matters things papers or documents as shall be reasonably required by the TRANSFEREE for fully and perfectly transferring assigning and vesting the said flat and the said shares into the TRANSFEREE for the TRANSFEREE benefit.



50% share in Flat No. 102, admeasuring about 287.5 sq. fts. (Built Up) equivalent to 26.72 Sq. Mtrs. (Built Up) Area, out of total area admeasuring about 575 sq. fts. (Built Up) equivalent to 53.44 sq. mtrs. (Built Up) area, on the First Floor of the building known as SHREE AGRAWAL BHAWAN CO-OPERATIVE HOUSING SOCIETY LTD., constructed on a plot of land bearing Old Survey No.15, New Survey No.351, Hissa No.3 (P), of Village Bhayander, at Modi Patel Road, Bhayander (W), Taluka & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District of Thane.

M.M. Agrawal
M. Agrawal

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| ट.न.न.-७ | |
| वस्त क्रमांक | ७२६६/१०१३ |
| १० | २२ |

IN WITNESS WHEREOF THE PARTIES HEREBY have hereunto set and subscribed his respective hands and seals the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED *
BY THE WITHINNAMED "TRANSFEROR" *



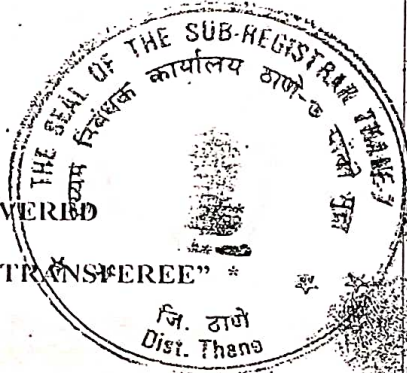
SHRI MAHESH MALCHAND AGARWAL

M. Agarwal

In the presence of :

1. *[Signature]*
2. *[Signature]*

SIGNED, SEALED & DELIVERED *
BY THE WITHINNAMED "TRANSFeree" *



SHRI CHANDRATAN MALCHAND AGARWAL

M. Agarwal

In the presence of

1. *[Signature]*
2. *[Signature]*

| |
|-------------------------|
| ट.न.न.-७ |
| दस्त क्रमांक ७२६६ १२०१२ |
| ११ / २२ |

मिरा-भाईंदर महानगरपालिका

प्रभाग समिती कार्यालय क्र. १

स्व. काका चॅप्टीस्टा भवन, पोलिस स्टेशन जवळ,
भाईंदर (प.), ता. जि. ठाणे - ४०१ १०१ दूरध्वनी क्र. : २८१४ ०००२

सं. : च.न.पा./प्र. व्हा. क्र.००१/ व.रु.१७४८/३३५३/२०१२-१३

दिनांक २८/११/२०१२

प्रति.

श्री./श्रीम. चांदरतन मालचंद अग्रवाल,
फ्लॅट क्र. १०२, अग्रवाल भवन,
मा. क्र. ओ०१०००६४८६००,
भाईंदर (प.)

विषय :- "ना हरकत दाखला" मिळणेबाबत...

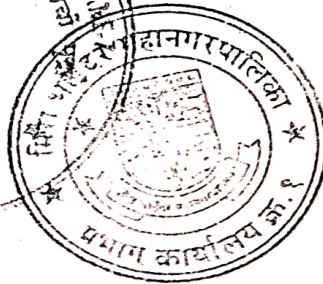
- संदर्भ :- १) आपला दि. २६/०९/२०१२ चा अर्ज.
२) अर्जदार श्री./श्रीम. चांदरतन मालचंद अग्रवाल,
दि. २०/०९/२०१२ चे प्रतिज्ञापत्र
३) लिपीक, करनिरीक्षक भाईंदर (प.) दि. २८/०९/२०१२ चा अहवाल.
४) महासभा ठराव क्र. ७५, दि. ०६/१२/२००६ अन्वये.

मिरा भाईंदर महानगरपालिका क्षेत्रातील भाईंदर (प.) येथील फ्लॅट क्र. १०२, अग्रवाल भवन
मा. क्र. ओ०१०००६४८६००, भाईंदर (प.) या सदनिकेस रान १९८४-८५ या काळापासून मालमत्ता कराची
आकारणी झालेली आहे. सदर फ्लॅट क्र. १०२, अग्रवाल भवन, भाईंदर (प.) या मालमत्तेची अर्जदार यांनी
सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून अनधिकृत बांधकामावर करावयाच्या कोणत्याही कारवाईस बाधा न
येता खरेदी-विक्री करण्यास या कार्यालयाची हरकत नाही.

सबब हा दाखला अर्जदार श्री./श्रीम. चांदरतन मालचंद अग्रवाल यांच्या विनंती अर्जावरून दिला
असे.

प्रत.

मा. सहाय्यक दुय्यम विभाग, जि. ठाणे



प्रमाण अधिकारी
प्रभाग कार्यालय क्र.१
मिरा भाईंदर महानगरपालिका

ट.न.न.-७

दस्त क्रमांक ७२६/२०१२

१३/२२

दस्त गोपवारा भाग - 2

दनन 7

दस्त क्रमांक (7289/2012)

दस्त क्र. [दनन 7-7289-2012] चा गोपवारा
दस्त मुल्य : 621000 मोबदला 175500 भरलेले मुद्रांक शुल्क : 37400

पावती क्र. : 7301 दिनांक: 18/10/2012

पावतीचे वर्णन

दस्त हजर केल्याचा दिनांक : 18/10/2012 04:09 PM
दस्तावजाचा दिनांक : 18/10/2012
दस्त हजर करणा-याची सही :

नाम : सदाशिव गणेशराव अग्रवाल

6220 : गोंदणी फी
440 : नवकल (अ. 11(1)), पुढांकनाची नवकल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

m. Agrawal

6660: एकूण

दस्ताचा प्रकार : 25) करारनामा
दस्ता क्र. 1 ची वेळ : (सादरीकरण) 18/10/2012 04:09 PM
दस्ता क्र. 2 ची वेळ : (फी) 18/10/2012 04:13 PM
दस्ता क्र. 3 ची वेळ : (कबुली) 18/10/2012 04:14 PM
दस्ता क्र. 4 ची वेळ : (ओळख) 18/10/2012 04:14 PM

दु. निबंधकाची सही, सह दु.नि.ठाणे 7

दस्त नोंद केल्याचा दिनांक : 18/10/2012 04:14 PM

ओळख :

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

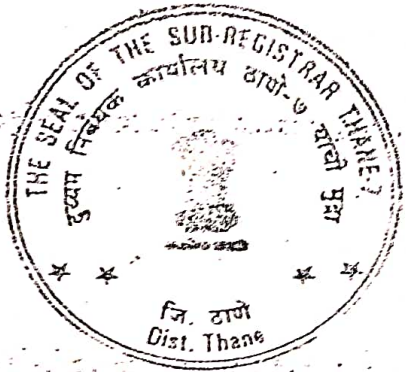
- 1) हिलरी, डाबरे - घर/प्लॉट नं. :
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : भाईंदर प
तालुका : -
पिन : -
- 2) पंकज भट्ट - घर/प्लॉट नं. :
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : भाईंदर प
तालुका : -
पिन : -



दु. निबंधकाची सही
सह दु.नि.ठाणे 7

आगत करणारा यते खा. 6266
आ दस्तावजे एकूण 27 एने आदित

सह. दय्यम निबंधक ठाणे



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सह. दय्यम निबंधक ठाणे क्र. ७
मगी क्र. 91 माहे 20. सान 2012