



173  
11 MAR 1994  
SUPER TYPING CENTRE

Impounded under section 35  
of Bombay Stamp Act 1958.

Collector of Stamps Thane.

**AGREEMENT FOR SALE**

*Handwritten notes:*  
1. 20 Rs. Stamp  
2. Impounded

THIS AGREEMENT FOR SALE is made and entered into at Bombay, this 12<sup>th</sup> day of MARCH, 1994, B E T W E E N  
MR. DATTU RAMKRISHNA KANNA adult, Indian Inhabitant of Bombay, residing at FLAT NO.004/C-10 SECTOR VIII BHANTINAGAR MIRA ROAD (EAST) THANE hereinafter called the "VENDOR/TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the ONE PART A N D MR. MOHAMMADALI HASANBAI CHARANIA also adult, Indian Inhabitant of Bombay having her address 102/C-70/Sector IX SHANTINAGAR DIST:THANE hereinafter called the "PURCHASER/ TRANSFEREE/S" (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 OTHER PART.

*Handwritten signature:*  
+ Dr. K...  
20/3/94

M.H. Charania

Mr / Smt. M.H. Charania  
of Bhayandar has paid an amount  
of deficit stamp duty of Rs 2340/-  
Two thousand three hundred forty only  
and penalty of Rs 2246/-  
only in the State Bank of India.  
Branch Thane vide Challan No 52  
dated 17.4.97.



Certified u/s 41 of the Bombay  
Stamp Act, 1958 that the full stamp  
duty of Rs 2340/- Two thousand three hundred  
only has been paid in respect of this forty only  
instrument.

Subject to the Provision of  
Sec. 53A of Bombay Stamp Act, 1958  
EVN No. 48  
21/4/97

M.H. Charania  
Collector of Stamps, THANE

100  
SUPER TYPING CENTRE

WHEREAS by and under an Agreement dtd. 20/11/1990  
entered between M/S SHANTISTAR BUILDERS having office  
at 18, TULSIANI CHAMBERS, NARIMAN POINT, BOMBAY referred  
as the BUILDERS and the Vendor/s referred as the  
PURCHASER/S therein and the said BUILDERS agreed to  
sell to the Vendor/s herein and the Vendor/s herein  
agreed to purchase from them a flat being flat No. 004  
on the GROUND floor of building No./known as C/10,  
SECTOR VIII of their SHANTINAGAR HOUSING COMPLEX at  
Mira Road (East), Dist : Thane, admeasuring 390 Sqft.  
at the price and on the terms and conditions mentioned  
therein.

A N D

The said original Agreement dtd. 20/11/1990 is lodged  
for registration at the office of the Sub Registrar of  
Assurances at Thane under No. 9629/90 on 21/11/90.

x D.R. Karan  
21/11/90



: NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY

AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendor/s has/have agreed to sell, assign and transfer to the Purchaser/s all his/her rights, title and interest acquired by him/her from the said M/S SHANTISTAR BUILDERS in respect of the said flat being flat No. 004 on the GROUND floor of building No./known as C/10 SECTOR VIII of SHANTINAGAR HOUSING COMPLEX at Mira Road (East), Dist : Thane, on the land more particularly described in the schedule written hereunder.

2. In consideration of assignment sale and transfer of the right, title and interest of the Vendor/s to the purchaser/s with all deposits to the credit of the Vendor/s with the said M/s SHANTISTAR BUILDERS in r/othe said flat the Purchaser/s has/have paid to the Vendor/s on/or before execution hereof entire amount of agreed consideration of Rupees 1,75,500/- (Rupees ONE LAKH SEVENTY FIVE THOUSAND FIVE HUNDRED) only in the

following manners:

Rs. 21,000/-

\* D.R. Kanungo

401485

The purchasers shall pay to the vendors on/or before execution hereof as and by way of an earnest money, part payment of agreed consideration.



\* D.R. Kanungo  
Jul 21 2014 2:15:26 PM

A N D

The Vendor/s herein has/have paid entire purchase price of the said flat to the said M/S SHANTISTAR BUILDERS as per the agreement recited hereinabove.

A N D

The said M/S SHANTISTAR BUILDERS admitted and confirmed that no amount is due and payable by the Vendor/s herein in respect of the said flat and the transferor/s herein has/have taken actual possession of the said flat and was/were and till this day is/are in occupation of the said flat.

A N D

The Vendor/s has/have agreed to sell to the Purchaser/s and the Purchaser has/have agreed to purchase from the Vendor/s the said flat being flat No. 004 on the GROUND floor of building No./known as C/10 SECTOR VIII, SHANTINAGAR HOUSING COMPLEX at Mira Road (East), Dist : Thane, with the fixtures, fittings and amenities provided therein by the builders for the agreed consideration of Rs. 1,75,500/- (Rupees ONE LAKH SEVENTY FIVE THOUSAND FIVE HUNDRED ONLY) and the parties hereto are desirous of executing this agreement for sale in respect thereof.



x D, R, Kanungo  
21/2/2011  
2

Rs. 64,500/-

401488 -

X D.R. Kumar  
21/11/21

The purchasers shall pay to the vendors on/or before 64500/- as any by way of part payment of agreed consideration.

Rs. 1,00,000/-

X D.R. Kumar  
21/11/21

The purchaser shall pay to the vendor on/or before \_\_\_\_\_ as balance amount of agreed consideration through housing loan scheme of any financial institution.

The Vendor/s doth hereby admit and acknowledge to have received the said sum of Rupees 21,000/- (Rupees TWENTY ONE THOUSAND only) being an earnest money/part payment of agreed consideration and the Vendor/s doth shall acquit, release and discharge every part thereof to the Purchaser/s forever only on receipt of the balance amount of agreed consideration as mentioned hereinabove.

3. The Purchaser/s hereby agree and undertake to abide by all the terms and conditions of any agreements and commitments of the Vendor/s with the said M/S SHANTI STAR BUILDERS as the Purchaser/s has/have entered into and executed the same. The purchaser/s also expressly agree and undertake to abide by all rules and regulations and bye-laws of the proposed co-operative housing society or any other incorporated body of the purchasers of premises in the said building when formed and also of the municipal and other local authorities.

4. The Vendor/s shall do and perform all acts, deeds

X D.R. Kumar  
21/11/21



9. This agreement has been concluded between the parties hereto on the basis of the representation of the Vendor/s that his/her agreement with the builders for purchase of the said flat is valid and subsisting and no notice of requisition or acquisition of the flat have been received by him/her. The purchaser/s declare that he/she has/have inspected all documents in respect of the said flat and fully satisfied thereof.

10. 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 purchaser/s only who shall also be liable to pay all deposits and outgoings in respect of the said flat as and when due for payment henceforth.

: THE SCHEDULE OF THE PREMISES REFERRED TO ABOVE :  
FLAT NO. 004 ON THE GROUND FLOOR OF BUILDING NO./KNOWN AS C/10 SECTOR VIII SHANTINAGAR HOUSING COMPLEX at MIRA ROAD (EAST), DIST : THANE, ON ALL THAT PIECE OR PARCEL OF LAND OR GROUND LYING BEING AND SITUATE 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 BHAYANDAR SURVEY NO. 210/211(P).

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED & DELIVERED BY THE

*K. D. R. Kannan*  
*21/2/2024*  
*2*

WITHIN NAMED "V E N D O R /S"

MR. DATTU RAMKRISHNA KANNA

IN THE PRESENCE OF

*X D R, Kanna*

SIGNED SEALED & DELIVERED BY THE

WITHIN NAMED "P U R C H A S E R /S"

MR. MOHAMMAD ALI HASAMBHAI CHARANIA

*محمد علی حسانبھائی چارانی*

IN THE PRESENCE OF

**: R E C E I P T :**

RECEIVED ON/OR BEFORE EXECUTION HEREOF OF AND FROM THE WITHIN NAMED "PURCHASER/S" A SUM OF RUPEES 21,000/- (RUPEES TWENTY ONE THOUSAND ONLY) BEING AN EARNEST MONEY/PART PAYMENT OF AGREED CONSIDERATION AS MENTIONED HEREIN AND PAID TO ME/US IN THE FOLLOWING MANNERS:

BY/POST/CHEQUE, NO. 401485 DTD. \_\_\_\_\_

PAID IN ON \_\_\_\_\_



I, ME/BAY RECEIVED RUPEES: 21,000/- 401485.

*X D R, Kanna*  
( DATTU RAMKRISHNA KANNA )

VENDOR/S

WITNESSES:

1) *Ashu* (2) *Bhaji*

**R E C E I P T**



# AMITA SHANTI NAGAR CO-OP. HSG. SOCIETY LTD.

(Regn. No. TNA / (TNA) / Hsg. (TC) / 6872 / 94-95

Bldg. No. C-10/11, Sect. 8, Shanti Nagar, Mira Road (E), Dist. Thane

Ref. No.

Date 26.3.199

## C E R T I F I C A T E

Shri Dattu R. Khanna member of the Amita Shantinagar Co-op. Hsg. Society Ltd., had applied to the Society on in writing stating therein the name of Mr. Mohammedali H. Charaniya as a proposed Transferee or purchaser and consent of Mr. Mohammedali S. Charnia and the transferee for the purchase of flat No. 004, Ground floor, Bldg. No. C/10 flat owned by the society alongwith their/his application the membership. The Transfer is proposed to be effected Rs. 250/- and the Society has given its consent to induct admit Mr. Mohammedali H. Charaniya being prospective purchaser or proposed Transferee.

The area of the above Flat is 390 sq.ft. (Built-up)

Yours faithfully,

for AMITA SHANTINAGAR CO-OP. HSG.

Chairman

  
Secretary.

26/3/99



RECEIVED UN \_\_\_\_\_ OF AND FROM THE WITHINNAME D  
PURCHASER A SUM OF Rupees 64,500/- (Rupees <sup>Sixty</sup> ~~SEEDY~~ FOUR  
THOUSAND FIVE HUNDRED ONLY) BEING PART PAYMENT OF  
AGREED CONSIDERATION AS MENTIONED HEREIN AND PAID TO  
ME/US IN THE FOLLOWING MANNERS:

DD/PO/CHEQUE NO. 401488 DTD. 25/3/93

DRAWN ON \_\_\_\_\_

I/WE SAY RECEIVED Rs. 54,500/-

+ D. R. Kanun

( DATTU RAMKRISHNA KANNA)

V E N D O R S

WITNESSES:

1) ASh

2) Bh



R E C E I P T

RECEIVED ON \_\_\_\_\_ OF AND FROM THE WITHDRAWN  
PURCHASER A SUM OF Rs. 1,00,000/- (Rupees ONE LAKH)  
only BEING BALANCE AMOUNT OF AGREED CONSIDERATION AS  
MENTIONED HEREIN AND PAID TO ME IN THE FOLLOWING MAN-  
NERS:

DD/PO/CHEQUE NO. \_\_\_\_\_ DTD. \_\_\_\_\_

DRAWN ON \_\_\_\_\_

I SAY RECEIVED Rs. 1,00,000/-

x D. R. Kanna

(DATTU RAMKRISHNA KANNA) VENDOR x

WITNESSES:

- 1) 
- 2) 

~~Mr / Smt. \_\_\_\_\_  
of \_\_\_\_\_ has paid an amount  
of deficit stamp duty of Rs. \_\_\_\_\_  
and penalty of Rs. \_\_\_\_\_  
only in the State Bank of India  
Branch \_\_\_\_\_ vide Challan  
dated \_\_\_\_\_  
Certified u/s 41 of the Bombay  
Stamp Act, 1958 that the full  
duty of Rs. \_\_\_\_\_  
only has been paid in respect of the  
Instrument.  
subject to the Provision of  
Sec. 53A of Bombay Stamp Act. 1958~~

~~Collector of Stamps, \_\_\_\_\_~~

R E C E I P T

RECEIVED ON/OR BEFORE EXECUTION HEREOF OF AND FROM THE WITHIN NAMED PURCHASER A SUM OF Rs. 1,00,000/- (Rupees ONE LAKH ONLY) AGAINST FLAT No. 004/C-10/SECTOR VIII, SHANTINAGAR, MIRA ROAD (EAST), THANE BEING PART PAYMENT OF AGREED CONSIDERATION AS MENTIONED HEREIN AND PAID TO ME IN THE FOLLOWING MANNERS :- CASH

ONE LAKH ONLY  
शान्तिनगर  
9.5.99

CHEQUE NO. \_\_\_\_\_ DTD. \_\_\_\_\_

DRAWN ON \_\_\_\_\_

I SAY RECEIVED Rs.1,00,000/- CASH दिनांक 9.5.99

(MOHAMMADALI HASAMBHAI CHARANIA)

VENDOR दिनांक 9.5.99

WITNESSES:

- 1) SUNANDA
- 2) Mohammed  
9/5/99

मि. इ. मी. रामजी कायस्थ

**R E C E I P T**

RECEIVED ON \_\_\_\_\_ OF AND FROM THE WITHIN NAMED PUR-  
CHASER A SUM OF RS. 1,60,000/- (NUMBER ONE LAKH SIXTY  
THOUSAND ONLY) AGAINST FLAT NO. 004/C-10/SECTOR VIII,  
SHANTINAGAR, NIRA ROAD (EAST), THERE BEING BALANCE PAY-  
MENT OF AGREED CONSIDERATION AS MENTIONED HEREIN AND  
PAID TO ME IN THE FOLLOWING MANNER :-

CHEQUE NO. \_\_\_\_\_ DTD. \_\_\_\_\_  
DRAWN ON \_\_\_\_\_

I SAY RECEIVED RS. 1,60,000/-

  
DR. K. R. SHARMA  
CHARGED

VENDOR

WITNESSES :  
1) K. R. Sharma  
2) \_\_\_\_\_