

72/4466

Monday, September 04, 2017

6:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6086

दिनांक: 04/09/2017

गावाचे नाव: घोळे

दस्तऐवजाचा अनुक्रमांक: कलन3-4466-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विलास सीताराम कदम

रु. 25000.00

रु. 520.00

नोंदणी क्र.:
दस्तऐवजाचा क्र.:
पुस्तकाची संख्या: 26

रु. 25520.00

आपणास मूळ दस्तऐवज घेवनेल पिट सची ३ अंदाज

6:53 PM ह्या वेळेस मिळेल

Joint Sub Registrar Kalyan 3

सह दुय्यम निबंधक वर्ग-२ कल्याण क्र-३

बाजार मूल्य: रु. 2464000 /-

मोबदला रु. 2500000/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 25000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004985488201718R दिनांक: 01/09/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 520/-

गुल्लू उभायेंकर

सह. दुय्यम निबंधक वर्ग-२ कल्याण-३

दस्त. क्र.	४०८८	२०१७
३		१६.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this 4th day of September 2017.

B E T W E E N

MR. SASIDHARAN A. aged 55 years, Occupation Service, PAN No. AGWPA7875K, residing at Flat No. 401, Fourth Floor, Building No. 7, Sarvoday Ashish Co-operative Housing Society Ltd., Cholegaon, Thakurli (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.

A N D

MR. VILAS SITARAM KADAM aged 48 years, Occupation Service, PAN No. AVKPK8342G & MRS. VINAYA VILAS KADAM aged 49 years, Occupation Housewife, PAN No. BGLPK0247D, both residing at 12/37, BIT Chawl, Keshavrao Kadam Marg, Mumbai Central H.O., Mumbai - 400008, hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the SECOND PART.

WHEREAS "SHRI SAIMANGAL" Co-operative Housing Society Ltd. 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)/5077 /92-93 dt. 13/10/1992.

AND WHEREAS Mrs. Kunda Sharad Nachane has will No. B/6

लन-३	
४६६	२०१७
४ First Floor,	२६

measuring 461 Sq.ft. carpet i.e. 553.2 sq.ft. built-up area (51.41 sq.mtrs.), in the building known as "SHRI SAIMANGAL" Co-operative Housing Society Ltd., situated at Opp. Nimish Building, Balaji Nagar Road, Thakurli (East), Dombivli Post, Taluka Kalyan, Dist. Thane, (hereinafter referred to as the said flat).

AND WHEREAS the Transferor is the bonafide member and shareholder of Said Society, holding 5 shares of Rs.250/- bearing Nos. from 56 to 60 and Share Certificate No. 12 issued by the said Society in favour of the Transferor.

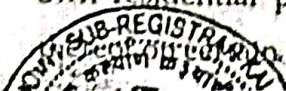
AND WHEREAS the Transferor is no more in need of the said flat and therefore he has decided to dispose off the same in favour of a prospective Transferees.

AND WHEREAS the Transferees were seeking a suitable flat for their 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 Transferees 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 their favour.

AND WHEREAS the Transferees have inspected the said flat and examined the documents of title and found the said flat to be suitable for their own residential purpose and therefore moved the proposal for the purchase thereof on certain terms and conditions and upon certain consideration.

AND WHEREAS the Transferor and the Transferees held various meetings, discussions, bargains and negotiations and as a result thereof, they have concluded the agreement for transfer of the said flat to be suitable for their own residential purpose and therefore moved the proposal for the purchase thereof on certain terms and conditions and upon certain consideration.



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दस्ता क्र. ४४६६	२०१७
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AND WHEREAS the Transferor and the Transferees have decided to reduce into writing the said terms and conditions and consideration.

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

1. The Transferor hereby agrees to assign, dispose off, convey and transfer the Flat No. 6, "B" Wing, on First Floor, admeasuring 461 Sq.ft. carpet i.e. 553.2 sq.ft. built-up area (51.41 sq.mtrs.), in the building known as "SHRI SAI MANGAL" Co-operative Housing Society Ltd., situated at Opp. Nimish Building, Balaji Nagar Road, Thakurli (East), Dombivli Post, Taluka Kalyan, Dist. Thane, on absolute ownership basis, in favour of the Transferees and the Transferees hereby agree to purchase and acquire the said flat from the Transferor.

2. The Transferees have agree to pay the sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs only) to the Transferor in the following manners :-

Rs. 5,00,000/-	Paid before execution of this Agreement.
Rs. 20,00,000/-	Payable on sanction of loan i.e. within 90 days from execution of this Agreement.
----- Rs. 25,00,000/- =====	Total

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 into the Transferees herein.

4. The Transferor hereby agrees to handover the vacant and peaceful possession of the said flat to the Transferees, 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 electricity meter and



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दस्त क्र. ४४६६	२०१७
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signature	

13. The Transferor agrees to co-operate and whenever required sign all papers pertaining to transfer of this flat.
14. The necessary transfer charges/donation to the society will be borne by the Transferees and the Transferor will not be held responsible for the same.
15. The Transferor agrees to pay all his dues till today including Electric Bill, Water Bill, Maintenance and Taxes Bill etc. and the Transferees will not be made liable for the same.
16. This agreement is subject to Maharashtra Ownership of Flats Act 1963.
17. The possession of the flat will be handed over to the Transferees after full and final payment.

SCHEDULE OF PROPERTY

A Flat No. 6, "B" Wing, on First Floor, admeasuring 461 Sq.ft. carpet i.e. 553.2 sq.ft. built-up area (51.41 sq.mtrs.), in the building known as "SHRI SAI MANGAL" Co-operative Housing Society Ltd., situated at Opp. Nimish Building, Balaji Nagar Road, Thakurli (East), Dombivli Post, Taluka Kalyan, Dist. Thane, consisting of Ground + 4 floor without lift bearing Old Survey No. 212 & New Survey No. 9, Hissa No. 5 (Part) of Mouje Chole, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan.

Handwritten signature



कलन-३

दस्ता क्र. ४४६६ २०१७

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बांधकाम परवानगी प्रारंभ प्रमाणपत्र

जादग क्र. २१३८५
दिनांक २३/८/१७

बांधकाम :- श्री. श्रीमती तुंडा शरद जाधवे द्वारा ता. ३१/८/१७
बांधा तारीख ५/११/२०१७ रोजी बांधकाम परवानगी मिळणे
बांधत केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६

वे कलम ४५ अन्वये सि. सि. नं. _____ स. नं. २१२/५(घ)

प्लॉट नं. ५ गावे चौक मध्ये जागेचा विकास

करावधास व गुंतई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५२

अन्वये बांधकाम करण्यासाठी लेव्हा दि. ५/११/२०१७ चा अर्ज

प्रसूत पुढील शर्तीत साधीन राहून बांधकाम परवाना प्रारंभ प्रमाणपत्र

दंप्यात घेत आहे:

कलन - ४
दस्ता क्र २२७८ / १७
११ / ३०

अटी :-

- १] हे प्रारंभ प्रमाणपत्र दिव्याचे आरंभेसाठी एक वर्ष पर्यंत वैध असेल.
- २] नकाशात _____ रंगाने लेव्हा दुरुस्त्या आपल्यावर
बंधनकारक राहतील.
- ३] मे. निव्हाधिकारी, हाणे, अधिकारून बांधकाम चालू करावयाचे अगोदर
धिन शेती परवानगी घेण्याची जबाबदारी तुमचेवर राहिल. व धिन
शेतकऱ्या परवानगीची एक सत्य प्रत कोणतूत सुरु करावयाचे अगोदर १५
दिवस महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- ४] बांधकाम मंजूर चालू करण्यापूर्वी ७ दिवस अगोदर महापालिका
कार्यालयास लेवी कटवणात यावे.
- ५] ही परवानगी आपल्या मागणीच्या क्यजातील जमीनी व्यक्तिरिक्त
जमिनीवर बांधकाम अ. ११ विकास करण्यास हक्क देत नाही.
- ६] बांधकाम मंजूर केलेल्या बांधकामे आणि मानून दिलेल्या अटीप्रमाणेच
करावे.
- ७] जोट्यापर्यंत काग आरंभ वारतू शिल्पकाराचे काम मंजूर नकाशा
प्रमाणे केलेल्या आचलये व महानगरपालिकेत सादर करण्यात यावे.
व त्या नंतरच जोट्यापर्यंत बांधकाम करावे.
- ८] प्लॉटचे अगोदर उभारली गेलेली भोळक्या
कोणत्याही प्रकारचे बांधकाम करू नये.



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कलन - ३	
सं. क्र. ४४६	२०१७
१५	२६

महानगर
 १) जाना हि... जिला के... मागति मनुष्य लागून किंवा जवळ आसल्यात
 तेंव्हा खात्याकडून वांगळाम करपापूर्वी ना दखल दाखला घेतला पाहिजे.



महाध्यायक संचालक, नगरपालिका
 कल्याण नगरपालिका, कल्याण

दिनांक २०/२

पत्र खाना:-

- १] वरिष्ठ नियोजक, मुंबई महानगरपालिका विभाग, कल्याण
- २] उपआयुक्त/शहा. आभुल्ल, कल्याण महानगरपालिका डी.व्ही.डी. विभाग.
- ३] अभियंता, कल्याण महानगरपालिका कल्याण, डी.व्ही.डी. विभाग

कलन - ४
सं. क्र. २२१० / १७
१० / ३०



Builder Tie-Up		HOME LOAN CENTRE MUMBAI SOUTH (CHINCHPOKALI) (17889)		
SSL / HLST / HLC / BST		New / Resale		
Branch Name	Woodhouse	Takeover		
Branch Code	0572	Top-Up / LAP / Edu. Loan		
Branch/HLST/HLC	Name	PF No. / HLC Code	Mobile No. & Email Id	
BST	Woodhouse D			
AMT	1 / 2 / 3	Processing Officer		
Applicant(s)	1	2	3	
Name	Vilas Sifaram Kadam	Vinaya Vilas Kadam	(Staff)	
Mobile No.	9819737449			
Email Id				
CIF No.	80615078804	85585220256		
Loan Type	TOP-UP	Home Loan / HL Top Up / LAP		
Term Loan		Rinraksha/Shield	Rs.	
Maxgain		Property Insurance	Rs.	
Builder Tie-Up	Yes / No	If Yes, OPAS ID		
CRM No./RAAS No.		RLMS No. / LOS No.		
Loan Amount	Rs. 1500000 /	First Disbursement Amount	Rs.	
Loan Tenure	_____ Months	Moratorium	_____ Months	
Pre Sanction Survey (PSS) Reports				
	Name	Sent on:	Received on	
TVSR-1	SSP Legal	Chq.	✓ (Staff) 02	
TVSR-2				
Valuation-1	Vastunala		Old	
Valuation-2			12488	
RO+ITR	Staff (NA)			
Property Inspection				
File Movement				
	COD	Data Entry	Processing Officer	
Date				
	Sanction	Documentation	Disbursement	
Date				
Loan A/C No.		Collateral No.		
Top Up A/c No.		Cersai No.		
RinRaksha A/c No.		EM Creation Date		