

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. 6086
दस्तऐवजाचा क्र. 26

रु. 25520.00

आपणास मूळ दस्तऐवज पेटिशनरीच्या अदाज

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/-

गुणवत्ता निबंधक वर्ग-२ कल्याण

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 sold the flat 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.

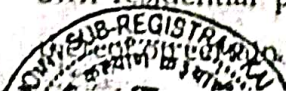
AND WHEREAS the Transferor is no more in need of the said flat and therefore he has decided to dispose off the same in favour of a prospective Transferees.

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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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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७	२६
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



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दस्ता क्र. ४४६६ २०१७

१३ २६

बांधकाम परवानगी प्रारंभ प्रमाणपत्र

जादा क्र. २३१८५
दिनांक २३/१२/१७

बांधकाम :- श्री. श्रीमती तुंडा शरद जाधवे व्द्वारा ता. कुर्ना, जिल्हा कुर्ना
बांधा तारीख ५/१२/१७ रोजी बांधकाम परवानगी मिळणे
बांधत केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६

ये कलम ४५ अन्वये सि. सि. नं. _____ स. नं. २१२/५ (घट)

प्लॉट नं. ५ गावे कोळे मध्ये जागेचा विकास

करावधास व गुंतर्ष प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५२

अन्वये बांधकाम करण्यासाठी लेव्हा दि. ५/१२/१७ च्या अर्जास

अनुसार पुढील शर्तीत राहून बांधकाम परवाना प्रारंभ प्रमाणपत्र

दण्यात येत 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 राहातील.

३] मे. निव्हाधिकारी, हाणे, अधिकारून बांधकाम चालू करावयाचे अगोदर
भिन भेती परवानगी घेण्याची जबाबदारी तुमचेवर राहिल. व भिन
भेतीच्या परवानगीची एक सत्य प्रत कोणतू सुद्धा करावयाचे अगोदर १५
दिवस महानगरपालिकेकडे पाठविणे आवश्यक राहिल.

४] बांधकाम मंजूर चालू करण्यापूर्वी ७ दिवस अगोदर महापालिका
कार्यालयास लेखी कळवावेत याचे.

५] ही परवानगी आपल्या मागणीच्या क्वजातील जमीनी व्यक्तिरिक्त
जमिनीवर बांधकाम अ. ११ विकास करण्यास हक्क देत नाही.

६] बांधकाम मंजूर केलेल्या बांधकामे आणि मानून दिलेल्या अटीप्रमाणेच
करावे.

७] जोट्यापर्यंत काय आणू शकते वारतू शिल्पकाराचे काम मंजूर नकाशा
प्रमाणे केलेल्या आचलणे व महानगरपालिकेत सादर करण्यात यावे.

८] प्लॉटचे अगोदर उभारणी भोवती भोवण्या
कोणत्याही प्रकारचे बांधकाम करू नये.



Handwritten notes and numbers in a box, including '3' and '2089'.

Handwritten text at the top of the page, partially obscured by a stamp.

Main body of handwritten text, appearing to be a list or set of instructions.



Continuation of handwritten text, including numbered points and descriptive phrases.



Vertical handwritten notes on the right margin of the document.

कलन - ३	
सं. क्र. ४४६	२०१७
१५	२६

महानगर
 १) जना हि... जिला के... मन्मुख लागून किंवा जवळ असल्यास
 संबंधित खात्याकडून आवश्यक सरपंचापूर्वी ना दखल दाखला घेतला पाहिजे.



महाध्यायक संचालक, नगरपालिका
 कल्याण नगरपालिका, कल्याण

दिनांक २०/२

पत्र खाना:-

- १] वरिष्ठ नियोजक, मुंबई महानगरपालिका विकास प्राधिकरण, कल्याण
- २] उपआयुक्त/शहा. आभुलन, कल्याण महानगरपालिका डोन्विकी विभाग.
- ३] अभियंता, कल्याण महानगरपालिका
 कल्याण, डोन्विकी 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		