## AGREEMENT FOR SALE

THIS AGREEMENT is made at Dombivli on the 21 day of 12013.

#### **BETWEEN**

SMT. KUNCHILAKSHMI R. VARIYAR, aged about 82 years, Indian Inhabitant, Occupation Housewife, residing at Flat No.9, Wing B, on Second Floor, Anand Deep No.1, CHS, Ltd, Pendse Nagar, Dombivli (East)-421201, Taluka Kalyan, Dist. Thane. hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, legal representatives, executors and administrators).

AND

MRS. RADHA SPADIKATHINGAL, aged about 54 years, Indian Inhabitant, Occupation service, & MR. BHARATHAN M. VARIATH. aged about 62 years, Occupation Retired, both residing at Flat No.9, Wing B, on Second Floor and admeasuring about 549 squre feet (51.02 sq.mtrs) built-up area of building known as "ANAND DEEP NO.1", Co-operative Housing Society Ltd, Pendse Nagar, Dombivli (East)-421201., Taluka Kalyan, Dist Thane, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns);

WHEREAS The TRANSFEROR has purchased the Flat vide Agreement for sale from M/S. L.V.PATEL & CO., dated 24/7/1979 and as such as the owner of Flat No.9, Wing B, on Second Floor, Anand Deep No.1, CHS, Ltd, Pendse Nagar, Road No.2, Dombivli (East)-421201, Taluka Kalyan, Dist. Thane. (more particular described in the schedule hereinafter referred to as "the said Flat")

AND WHEREAS the TRANSFEROR is the member of "ANAND DEEP No.1" Co-operative Housing Society Limited, registered under No.TNA/KLN/HSG/1595/83 Dated 22/07/83 (hereinafter referred to as "the said Society") and as a member and the owner of the said flat in the Society he was allotted

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five fully-paid-up shares of the said Society bearing distinctive Nos.753 to 757 (both inclusive) under share certificate No. 29 (hereinafter referred to as "the said Shares");

AND WHEREAS the TRANSFEROR is absolutely seized and possessed of and otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

AND WHEREAS the TRANSFEROR has agreed to sell and transfer and the TRANSFEREE has agreed to purchase all right, title and interest of the TRANSFEROR in the said Flat and the said Shares and the right of occupation of the said Flat in the said building of the said Society including his right, title and interest in the said Flat for a total sale consideration of Rs.30,00,000/- (Rupees Thirty Lakhs only).

AND WHEREAS the Parties hereto have agreed to record the Terms and Conditions on which the TRANSFEROR has agreed to sell and the TRANSFEREES have agreed to purchase and acquire the right, title and interest of the TRANSFEROR in the said Flat including the said shares of the TRANSFEROR in the said Society;

# NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The TRANSFEROR hereby agree to transfer unto the TRANSFERES and the TRANSFEREES hereby agree to purchase and acquire all the right, title and interest of the TRANSFEROR in the said Society including the said of Flat, No. 9, Wing B, on Second Floor and admeasuring about 549 square feet (51.02 sq.mtrs) built-up area of building known as "Anand Deep No.1" Co-Operative Housing Society, Ltd, Pendse Nagar, Road No.2, Dombivli (East)-421201, Taluka Kalyan, Dist. Thane. The Transferor has also agrees to transfer the said Shares bearing distinctive Nos.753 to 757 (both inclusive) allotted under that extrificate No.29 of the society, and all the right of the TRANSFEROR as to the uses occupation and enjoyment and ownership of the said Flat together with all rights, title and interest of the TRANSFEROR in the said Society, and The Transferor agrees to transfer the said flat & shares to the Transferees for a total consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only).

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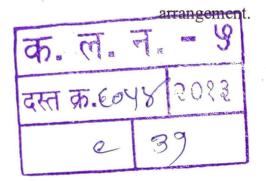
- 2. The said consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only) to be paid by the TRANSFEREES to the TRANSFEROR in the manner hereinafter mentioned:
- a. Rs.3,00,000/- (Rupees Three Lakhs only) paid before the execution of this agreement as Earnest Money or Deposit (the receipt whereof the TRANSFEROR hereby admit and acknowledge in the presence of witnesses);
- b. Rs.27,00,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only) will be payable after sanction of Loan i.e. within Two months from execution of this agreement.
- c.. Rs.27,00,,000/-(Rs.Twenty Seven Lakhs Only) the balance consideration shall be paid at the time given by the Transferor and against the delivery of vacant and peaceful possession of the said Flat by the TRANSFEROR to the TRANSFEREES and completion of all the formalities of transfer and registration of the said flat and the said shares;
- 3. The TRANSFEROR has represented to the TRANSFEREES:-
- a. That the TRANSFEROR has paid all the dues and outgoings in respect of the said Flat up-to-date.
- b. That the said Flat is free from any kind of encumbrances.
- c. That the said Flat and shares belong to the TRANSFEROR absolutely and that no other person/s have any right, title or interest whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said shares / said flat.
- d. That notwithstanding anything herein contained, any act, deed, matter of thing of whatsoever nature done by the TRANSFEROR or any person's lawfully or equitably claiming by, through or in trust the TRANSFEROR has full right, power and absolute authority to sell or transfer to the TRANSFERES the said Flat and the TRANSFEROR has full right, title and interest in the said shares and that the TRANSFEROR has not done any act of omission or commission whereby the ownership, possession and/or occupation of the said shares of the TRANSFEROR may be rendered illegal and/or unauthorised for any reason or on any account.

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- 13. In the event there is any delay or default on the part of the TRANSFEROR performing his part of the contract then the TRANSFEREE shall be entitled specific performance of this Agreement together with right to claim all costs, charges, expenses and losses suffered by the TRANSFEREES from the TRANSFEREES.
- 14. This is the whole agreement between the parties, and that parties are governed by the terms of this Agreement and no other documents/ writing or any oral



### FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Old Survey No.208A, Hissa No.8 (Part), New Survey No.69, Hissa No. 8 (Part), Survey No.148, Hissa No.2 & 3 (Part) of Mouje Pendse Nagar, Dombivli, 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.

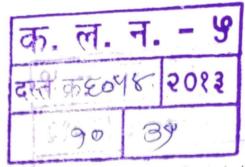
#### SECOND SCHEDULE OF PROPERTY

Flat, No. 9, Wing B, on Second Floor and admeasuring about 549 square feet (51.02 sq.mtrs) built-up area of building known as "Anand Deep No.1" Co-Operative Housing Society, Ltd, Pendse Nagar, Road No.2, Dombivli (East)-421201, Taluka Kalyan, Dist. Thane. consisting of Ground + 4th floor without lift.:

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first herein above stated.

M. Trunhidalishoni R. Narolier.

SIGNED AND DELIVERED by the

Within named "TRANSFEROR"

SMT KUNCHILAKSHMI R. VARIYAR





in the presence of the witnesses:

1. Sindu. P.S Sindu

2.

SIGNED AND DELIVERED by the

Within named "TRANSFEREES"

1)MRS. RADHA SPADIKATHINGAL



2)MR.BHARATHAN M.VARIATH

in the presence of the witnesses:

1. Chandrike Chandric-Sulcqueras





# Co-operative Housing Society Ltd.

(Reg. No. TNA/ KYN / HSG / 1595 / 83 dated 22nd July 1983)

Pendse Nagar, Road No. 2, Dombivli (East) 421201.

### NO OBJECTION CERTIFICATE

This is to certify that Mrs.Kunchilakshmi R Variyar is a bonafied member of our society and owner of Flat No 9 in B wing of our society Anand Deep No1 CHS Ltd, Pendse Nagar Road No 2, Dombivli(E)-421201.

Also certify that Mrs.Kunchilakshmi R Variyar of flat no 9 is the registered holder of Shares:

Certificate No	No of shares	Date of issue
141 to 145	5 NHT 5	SUB-RE 01-01-1985
303 to 306	5 Or Contaction	28-06-1992
387	1 (SEA/)	30-05 - 1993
538 to 542	5	जि. ठाले 06-12-1998
753 to 757	5	ST. THAN 8-03-2003

The society has No Objection for taking the loan from Bank on this flat by Mrs.Radha Spadikathingal and Bharathan Mankulangara Variath.

Rood Na:

FOR ANIAND DEEP NO: 1 CO-OP, HSG, SOC, LTD.

TREASURER

CHAIRMAN

# Co-operative Housing Society Ltd.

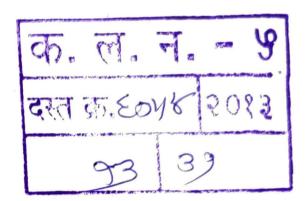
(Reg. No. TNA/ KYN / HSG / 1595 / 83 dated 22nd July 1983)

Pendse Nagar, Road No. 2, Dombivli (East) 421201.

The Area of the flat :549 sq ft.

Year of Construction: 1979

No of Floor: Ground + 4.



It is further certify that, there are no outstanding dues or any kind of liabilities on the abovementioned flat as on date. Hence the No Objection Certificate is issued.

SECRETARY TREASURER CHAIRMAN

TREASURER CHAIRMAN

Rogd. No.:

Place: Dombivli(E)

Date:26-10-2013.



アトトラサイムととのな each in the above named 5007 Given under the Common Leal of 20 Certificate No. day of MARRICH the said society, this This is to certify that Some. KUNJULAKSKIMI Share Certificate リフノリ bully paid - up shaves Numbered 753 WHID DEEP NO. 1 CO-OP. HOUSING SOCIETY LTD Reg. No. TNA/KYN/HSG/1595/83% de 22-7-8-Reg. No. 177 TNA/KYN HSG! ) T EE (1595/83 dt. 22.7-83 ; C both inclusive, of Rupees FIFT is lare the Registered Holden's of \_ Road No. 2, Pendsenager Road No. 2, Dombivli (East) Pin. 421 201 Subject to the Bye - laws thereof 2 DODO CARDO CANOGAN 67 Mem. Register No. \_

Hon. Treasurer NOTE: No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

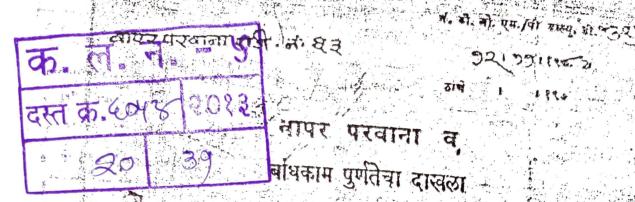
Hon. Secretary

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**AN INCOMENSATION OF THE PROPERTY OF THE PROPE** FORM BUTTON AND KAL YANG 11E SER.

MULTHURS.

CAME



बी./बीमतो व्ही-एम. पंडले

रा. होदिवको यांचे तारील 28: 90: १९६० चे सर्जावर राखला रेण्यांत येतो की स्वारी नगरणालिका हृदीवील स. न. 200 अन्ति ८ स्थापन वार्षणी वार्ष नं. अने विद्रार्थणी वार्ष नं. अने विद्रार्थणी वार्ष नं. अने विद्रार्थणी वार्ष नं. अने विद्रार्थणी वार्ष नं. अने लम्बयं अनुरकेत्या प्लेन प्रमाणे बाधनाम पूर्ण केलेले आहे. सबन बांधलेत्या जागेचा यापर सुव करणेम ता. 28: 90: १९६० पासून परवानगो देण्यांत येत बहे.

(तळ +चार मजल) थ्रं बिक्डींग

(मेहरू मेदाना अवस् पेंडरो अगर-डॉबिवकी (प्रकी)

दिनांक । १९७

मुस्याधिकारो होनिवली नगरपालिका परिषद

प्रति - १) भी / क्री क्रिको उट्टी पुडिसी

- २) म्यू. कर बुविह्यक यानिकहेश माहितीसाठी व असेसमेंटमाठी.
- म) म्यू. सुपरवायसर पाणी साते.
- ४) मा. बहा. संचलक, नगररचना ठाणे, "मुलमीहर" गोखले रोड, नोपाणा, ठाणेड

COUNT SUB RECORD OF THANKS

Chief Promoter

(EAD 1) Application from Shri Visibation oction of metal of the Movember oction of the Movember oction of the Movember oction of the Movember of the Movember

village the letting provisions of the policy of the selection of the policy of the selection of the selectio

Approved in Hereby given to the construction of a building in accordance with the sanctioned plan accordance interests. The applicant is advised to carefully approved plan in every respect. He shall not make any addition or alterations to the structure, as approved now, without prior approval of the Collector. The applicant shall not make any building regulations prescribed for Thana District and will take particular alea to thaintian the surroundings clean and or delly. The privy shall be innocuous to the similarly no cattle shall be kept in a residential building. In case the use of the land causes a public nuisance or creates it masphere injurious to public health, the applicant will be liable to any of the penaltics mentioned hereafter and or public health, the applicant will be liable.

months from the date of this order.

Wilden plants from the date of this order.

Wilden plants from the date of this order.

The plot holder is specifically prohibited under secucion to butting the land to

most has from the date of one order and the squeeze must be something the complete of the bul A, user does not commence within six months the NA hermission will lapse unless the land holder applies to the Collector for extension of period before the expiry of six months and the Collector grants surther time.

The occupant of land shall inform the Mamlatdar/Colfector as well as willage officer in writing of the commencement of N. A sus within a period of one month from the date of such users default of which he shall be liable to me addition to the noise agricutural assessment, such fine as the Collector may direct

) The state suite and at the most excelled of

The consequence of the building an the sand must be completed in three years In the areas where there is a town plening achiene, this period is reduced to on Provided this period may be entended by Collector on any application h the occupant The land will be regarded as agricultural till it is used for non-agricultura purpose permitted above, and its sale, lease exchange or transfer till then will be invalid under section 63 of the Tenancy Act, in Areas where that act applies. In addition, the occupant will also be lible to the imposition of any penalty attached to the grant of N.A. in form 17 4 MIY in confirmation of the acceptance of the above ncement of N. A. use. (0) If the applicant contravence any of the foregoing conditions the Collector may without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code, continue the said plot in the occupation of the applicant on payment of such fine and/or assessment as he may direct. Notwitshtanding anything contained in para above, it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within a time prescribed in that behalf by the Collector and on such removal or alteration not being carried out within the prescriber period, he may cause the same to be carried out, and recover the cost of carrying out the same frem the applicant as an arrear of land revenient The occupant may note that the permission granted by this order does not exempt him from obtaining such permission as he may be required to take before the commencement.

A. use under the Town Plant no her or Municipal Acts or village Panchayat Act or OINT SUB AL Collector, Thans. 8hri/Spir V& hilanoth A to the first to keep the comment of the comment of the Action to the set of the course of the cours Copy with case papers forwarded to the Maintdar/City Sarvey Officer rfor further action The Copy forwarded with combliments to the President Municipality / Surpanch Grampanchayae



L. Vinayak Ramahanda Bhar DGC HA G39 554 Jenn. H TYPICK! FLOOK PLAN 547 549 556 V. S. VALDYK & CO ARCHITEC; L'ENGINEE! 39.8 548

DOMBIY (1. CEAST.)



21/11/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.

कल्याण 5

दस्त क्रमांक : 6054/2013

नोदंणी:

Regn:63m

### गावाचे नाव : 1) चीळे

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

3000000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

2270390

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे चोळे येथील स.नं.69,208 हि.नं.8 पैकी वरील आनंद दीप नं.1 को.ऑप.हौ.सो.लि.सदनिका नं.9 विंग बी दुसरा मजला क्षेत्रफळ 549 चौ.फुट (51.02 चौ.मी) बिल्टअप( ( Survey Number : 69,208 ; HISSA NUMBER : 8 पैकी ; ) )

(5) क्षेत्रफळ

1) 51.02 चौ.मीटर

- (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ह्कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा व पत्ता
- आदेश असल्यास,प्रतिवादिचे नाव
- (9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

1): नाव:-कुंचीलक्ष्मी आर वारीयर - - वय:-82; पत्ता:-प्लॉट नं: -, माळा नं: दुसरा मजला , इमारतीचे नावः आनंद दीप नं.1 सोसायटी लि., ब्लॉक नं: 9 बी विंग , रोड नं: पंडसे नगर डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AASPW7385E

1): नावः-राधा स्पडीकथिंगल - - वयः-54; पत्ताः-प्लॉट नं: -, माळा नं: दुसरा मजला , इमारतीचे नाव: आनंद दीप नं.1 सोसायटी लि., ब्लॉक नं: 9 बी विंग , रोड नं: पंडसे नगर डोंबिवली पूर्व , , . पिन कोड:-421201 पॅन नं:-AOPPS4699G

2): नाव:-भारतन एम.वारीअथ - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: दुसरा मजला , इमारतीचे नाव: आनंद दीष जा असिन्या , ब्लॉक नं: 9 बी विंग , रोड नं: पंडसे नगर डोंबिवली प्रदे ,कोड:-421201 पॅन

नं:-ACPPB2960B

19/11/2013

21/11/2013

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CO A STATE OF THE
MANINE MA
ANAND DEEP No.1 CO-OPERATIVE HOUSING
(Registered under M. C. S. Act, 1960) (Registration No. and Date 22.7 &3)  THA KYN HSG 1595 83
thorised Share Capital Rs. 1,00,000 2 Divided into 2000 Shares each of Rs. 50/- only
THE THE THE
THIS IS TO CERTIFY that Shri/Smt. KUNJULAKSHMI RAMAKUTTY
WAPRIAR
SOMBIVLI (E) is the Registered Holder of Shares [FIVE ] from No. 141
to 145 of Rupees TWO HUNDRED FIFTY UNLY
in THE ANAND DEED NO. 1 CO-OPERATIVE HOUSING SOCIETY LTD.
DOMIBIVLI (EAST) subject to the Bye-laws of the said Society and that upon each of
such Shares the sum of Rupees Fifty has been paid.
GIVEN under the Common Seal of the said Society at DOMBIVLI this FIRST
day of JANUARY 1985  Ph. / Mah  Chairman  Hon. Secretary  Member of the Committee
Carl No. 2,
P. T. O. 》

Memorandum of the transfers of the within mentioned Shares

SM. BHARATHAN M. VARIATH  CO-OP. HOUSIN  Regd. No.: TNAKYNHSGI		iviemorar	idum of the train	siers of the within montioned Shall	es NA
Sont. RADHA SPADIKATHANGAL  SONT. RADKA SPADIKATHANGAL  SONT. RADHA SPADIKATHANGAL  SONT. RADKA SPADIKATHANGAL  SO		Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Re
FOR ANAND DEEP NO: 1 CO-OP. HSG. SOC. LTD.  SECRETARY TREASURER CHAIRMAN  Regd. No.: TNA/KYN/HSG/1595/83 dt. 22/7/8  Pendixe Nagor, Road No. 2.  Analytis (E) 42.2.2.	11/12/2013	6	59	0	59 HOUSING
			Any	DEEP NO: 1 CO-OP. HSG. SOC. LTD.  THE ASURER CHAIRMAN	Regd. No.: TNA/KYN/HSG/ 1595/83 dt. 22/7/83 Pendse Nagar, Road No. 2,

Chairman

Hon. Secretary

Committee Member

AND DEEP CO-OPERATIVE SOCIETY LIMITED REGING: TNA KYN H56 1595 83 Dr. 22.7-1983 (Registered under M. C. S. Act 1960) Share Capital Rs. 1,00,000 00 Divided into 2000 Shares each of Rs. 50 = only: e-ber's Register No. 29 Share Certificate No. 51 THIS IS TO CERTIFY that Shir! Smt. Kunfulakshmi Ramankutty Warriar 1/66, Hunder Colony, Road NO: 1, Dadar of Bombay-14 is the Registered Holder of Shares [ Four ] from No. 303 Ps. 200 00 to 306 of Rupees Two hundred only CO-OPERATIVE HOUSING SOCIETY LTD. in THE Anand Deep No: 1 Dominiuli (East) subject to the Bye-laws of the said Society and that upon each of has been paid. such Shares the sum of Rupees Fifty only GIVEN under the Common Seal of the said Society at Dornbivle - this 28 in 1992 day of June Chairman ER. HOUSING ship or Hon. Secretary Member of the Committee P. T. O. A REAL STREET REAL STREET REAL STREET REAL STREET STREET STREET REAL STREET REAL STREET REAL STREET REAL STREET

## Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr No. (Old)	To whom transferred	Share Regr. ( New )
11/2013	8		SOOT. RADHA SPADIKATHNGAL JOINTLY WITH	( Tiew )
			SM, BHARATAN M. VAIRATH	59 50-08 Ho
		For ANANI	DEEP NO: 1 CO-OP, HSG, SOC, LTD.	CO-OP. HOUS
9		SECRETAR	TREASURER CHAIRMAN	TNAKYNIHOO
			TREASURER CHAIRMAN	1595/83 dt. 22/7// Pende Nagar, Road No. 2,
				Bandivili (E) 4216
				(E) 42.
				z ;
		1		*
			· · · · · · · · · · · · · · · · · · ·	*

Chairman

Hon. Secretary

Committee Member