Monday, April 23, 2012
5:01:42 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4008

गावाचे नाव : घोडदेव

दिनांक 23/04/2012

दस्तऐवजाचा अनुक्रमांक टनन10 - 03968 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मंजुला आर. देवाडीगा

नोंदणी फी	:-	18620.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (25)	:-	500.00
एकूण	रु.	19120.00

आपणास हा दस्त अंदाजे 5:16PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.ठाणे 10

सह दुय्यम निबंधक

बाजार मुल्य: 1861730 रु. मोबदला: 1500000रु.
भरलेले मुद्रांक शुल्क: 94350 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: एस बी एच मिरा रोड ;
डीडी/धनाकर्ष क्रमांक: 207521; रक्कम: 18620 रु.; दिनांक: 23/04/2012

मुळ दस्तऐवज परत केला

REGISTRAR THANE-10

दस्ताचा प्रकार (Nature of Document)	Agreement for Sale
दस्त नोंदणीचा तपशिल (Registration Details) If Registrable Name of S.R.O.	(Registrable / Non Registrable) thane - 10
ठशाचा युनिक नंबर (Franking Unique No.)	10503
मिळकतीचे थोडक्यात वर्णन (Property Discription in brief)	Flat No. B-2/410, B-wing, Narmada Paradise Phase II C.H.S.Ltd., Bhayander (E)
मोबदला रक्कम (Consideration Amount)	15,00,000/-
मुद्रांक खरेदीदाराचे नाव पक्षकाराचे नाव (Stamp Purchasers Name)	M. R. Devadiga
दुस्तातील दुसऱ्या पक्षकाराचे नांव (Name of the other Party)	R. N. Shah.
हस्ते असल्यास नांव व पत्ता (If through Name & Address)	Harshad
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words)	94,350/-
प्राधिकृत अधिकाऱ्याची पुणे स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)	

For CITIZENCREDIT CO-OPERATIVE BANK LTD.
Authorized Signatory

Agreement for Sale

This Agreement for Sale is made and entered into at Mira Rd, this 23rd day of April 2012

B E T W E E N Mr. Rajesh Navinchandra Shah Adult/s, Indian Inhabitant/s, having address at Flat No. B-2/410, "B" wing, Narmada Paradise Phase II, society known as Narmada Paradise Phase II C.H.S. Ltd., Near Golden Nest Circle, Near East West Fly Over Bridge, Bhayander (E), Dist: Thane, hereinafter called the "V e n d o r / T r a n s f e r o r / s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include) his/hers/theirs, heirs executors, administrators and assigns of the ONE PART AND Mrs Manjula R. Devadiga & Mr. Ravichandra S. Devadiga Adult/s Indian inhabitant/s presently residing at A/13, Flat No. 402, Shanti Vihar, Opp. Sector 2, Mira Road (E), Dist : Thane, hereinafter called the "P u r c h a s e r / T r a n s f e r e e / s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/theirs, heirs executors, administrators and assigns) of the OTHER PART

For CITIZENCREDIT CO-OPERATIVE BANK LTD.
Authorized Signatory

Citizencredit Co-op.Bank Ltd. Shop Nos.34-41,Geeta Arcade-1, Station Road,Mira Road (East), Thane-401107. D-SIST PVT/C.R. 1006/02/2005/200-203

भारत 10503 174880 SPECIAL ADHESIVE APR 23 2012

MAHARASHTRA

JOINT SUB-REGISTRAR THANE-1 DIST. THANE

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Sign.

Whereas by an Agreement dtd. 27/9/2010 entered between M/s. Shree Saraswati Associates, referred as the "Builders/Promoters" therein and One Mr. Laxman K. Manwadkar herein referred as the "Purchaser/s" (hereinafter called as 1st Purchaser/s) therein and said M/s. Shree Saraswati Associates agreed to sell to the 1st Purchaser/s and the 1st Purchaser/s agreed to purchase from them a flat being Flat No. B-2/410, "B" wing, on the Fourth floor, in the building known as Narmada Paradise Phase II, society known as Narmada Paradise Phase II C.H.S. Ltd., situated at Near Golden Nest Circle, Near East West Fly Over Bridge, Bhayander (E), Dist : Thane, Admeasuring 39.78 Sq. mtrs. Built-up Area, at the price and on the terms and conditions mentioned therein on the land more particularly described in the schedule written hereunder:

AND WHEREAS the 1st Purchaser/s Mr. Laxman K. Manwadkar herein had sold the said flat to 2nd Purchaser/s Mr. Rajesh N. Shah through vide Agreement dated 15/2/2011 on terms and conditions mentioned therein.

A N D the said original Agreement for Sale dtd. 27/9/2010 is/was lodged for registration at the office of the Sub-Registrar of Assurance at Mumbai/Thane under Registration No. _____ on _____.

A N D the 1st Purchaser/s herein has/have paid entire purchase price of the said flat to the said builders as per the agreement recited hereinabove AND the said builders admitted and confirmed that no amount is due & payable by the 1st Purchaser/s herein in respect of the said flat and the 1st Purchaser/s herein has/have taken actual possession of the said flat.

A N D this agreement shall always be subject to the provision of the Maharashtra Ownership Flat Act, 1963, and the rules made thereunder:

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A. B. D the Vendor/Transferors hereby agree to sell the Purchaser/Transferees and the Purchaser/Transferees hereby agree to purchase from the Vendor/Transferors the said flat being Flat No. B-[illegible], "B" wing, on the building known as Normandie Paradise Phase II, society known as Normandie Paradise Phase II C.H.S. Ltd., on the Fourth floor situated at Dosa Golden Nest Circle, Near East West Fly Over Bridge, Bhayandar (E), Dist - Thane, with the fixtures, fittings and amenities provided thereto by the builders for the agreed consideration and the parties hereto are desirous of reducing the agreement for sale in writing thereof.

A. C. D the Purchaser/Transferees while desirous of acquiring the said share and rights of the said flat with all fixtures and installations made by the Vendor/Transferors with various local authorities towards the building completion and completion of the said building.

A. C. D the Vendor/Transferors hereby agree to sell, assign and transfer to the Purchaser/Transferees all the said shares and rights of the said flat with furniture, fixtures & peaceful possession of the said "B" wing to Purchaser/Transferees at and for the total consideration of Rs. [illegible] (Rupees Fifteen Lakhs Only) together with all deposits and earnest money made by the Vendor/Transferors either through the said brokers or the said society with various local authorities for the building completion and completion of the said flat.

[illegible] = [illegible]
[illegible] / [illegible]
[illegible] = [illegible]

The schedule of the premises referred to above :

Flat No. B-2/410, "B" wing, on the Fourth floor, in the building known as Narmada Paradise Phase II, society known as Narmada Paradise Phase II C.H.S. Ltd., situated at Near Golden Nest Circle, Near East West Fly Over Bridge, Bhayander (E), Dist : Thane, on all that piece or parcel of land or ground lying, being, situate at Village Goddev, Taluka and Dist : Thane, within the limits of Mira-Bhayander Municipal Corporation and in the Registration Dist and Sub-District of Thane and bearing Mira-Bhayander old Survey no 50 Hissa No. 7/1 Pt., 49/3, 6, & 11, 349/10, New Survey No. 100/7-1Pt, 99/3, 6, & 11, 95/10.

R. C. C. Ground + 7 Upper Floors

Year of Construction —

Depreciation Allowed — %

In witness whereof the parties hereto have hereunder to set and subscribed their respective hands on the day and the year first hereinabove written:

Signed Sealed & Delivered by the)

withinamed "Vendor/Transferor/s")

Mr. Rajesh Navinchandra Shah)

in presence of .....)

THE SEAL OF JOINT SUB-REGISTRAR THANE-10
वि. ठाणे
DIST. THANE

Signed Sealed & Delivered by the)

withinamed "Purchaser/Transferee/s")

Mrs. Manjula R. Devadiga)

Mr. Ravichandra S. Devadiga)

in presence of.....)

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