

TRUE COPY

13463/2010
13/12/2010

दुय्यम निबंधक: सह दु.नि.का-ठाणे 10

सूची क्र. दोन INDEX NO. II

गावाचे नाव : भाईदर

नोंदणी क्र. 53
Regn: 53 m

संपत्तीचा प्रकार, मोबदल्याचे स्वरूप करारनामा
संपत्तीचा प्रकार (भाडेपट्ट्याच्या
आकारणी देतो
संपत्तीचे मूल्य (मोबदला रु. 1,800,000.00
बा.भा. रु. 905,500.00

संपत्तीचे पत्ता व धरणीमांक (संपत्तीचे) (1) सर्वे क्र.: 73/पै वर्णना भाईदर-जे -1-1/14 --- सदनिका क्र. 702, 7वा मजला, विंग-बी,
मिरा इनक्लेव्ह, नया नगर, मिरा रोड पू
(1) 41.45 चौ मी विल्टअप

संपत्तीची किंवा जुडी देण्यात येणारे पत्रे (1)

संपत्तीवर करून देण्या-या संपत्तीचे व संपूर्ण पत्ता नाव किंवा संपत्तीच्या मालकाचा हक्कनामा किंवा अदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) हुसैन पंथ, हुमायुं -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मिरा रोड पू; तालुका: -; पिन: -; पॅन नम्बर: AAYPH5539F.

संपत्तीवर करून देण्या-या संपत्तीचे नाव व संपूर्ण पत्ता किंवा संपत्तीच्या मालकाचा हक्कनामा किंवा अदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) निसार अहमद अंसारी S/O सुवारत अली अंसारी -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: अली हसन कम्पा.; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: धारावी मु-17; तालुका: -; पिन: -; पॅन नम्बर: AJBPA2320D.

करून दिल्याचा 02/12/2010
नोंदणीचा 03/12/2010
संक्रमांक, खंड व पृष्ठ 13463 /2010

बाजारभावाप्रमाणे मुद्रांक शुल्क रु 90600.00
बाजारभावाप्रमाणे नोंदणी रु 18000.00
शेरा



सह दुय्यम निबंधक ठाणे-१०

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मिरा भाईंदर नगरपालिका परिषद

MIRA-BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईंदर
छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) पीन कोड-४०१ १०१.

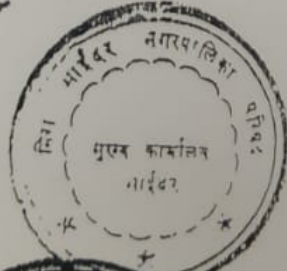
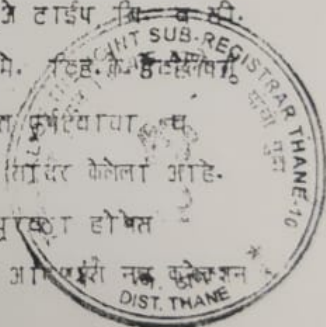
सं. मिरा/भर/५७६/२००२।१०-१०

दिनांक ११/०१/१९

- बाबत :-
१. मे. लिड कन्सलंटंट बांधा दि. २४.४.९७ चा अर्ज.
 २. मे. लक्ष्म प्राधिकारी नागरी तर्फेन बांधा बांधि कडील आदेश क्र. सु. फल. सी. / सी. प्रे. / डब्ल्यू. एत. एच. एत. २०/एत. आर. ७२५ दि. ३१.१०.९४ची मुदती
 ३. मिरा भाईंदर नगरपालिका परिषद पत्र क्र. नपा/नर/२३९२/७५८९/९४५९ दि. १७.१२.९४ चा आकृषीक बांधासाठी नाहरकास दाखला.
 ४. मे. जिल्हाधिकारी सी. प्रे. , ठाणे बांधि कडील आदेश क्रं. ग. म. म. म. / डे. ७ / एन. ए. पी. / एत. आर. १४/९५ दि. ३०.६.९५ ची आकृषीक मुदती
 ५. मिरा भाईंदर नगरपालिका परिषद पत्र क्र. /नपा/नर/२२३४/९१४४/९५-९६ दि. १८.१२.९५ ची बांधकाम परवानगी.
 ६. मे. ग्रेड कन्सलंटंट बांधा दि. २९.३.९७ अन्वये इमारत तांत्रिक दृष्ट्या योग्यतेचा दाखला.
 ७. मे. लिड कन्सलंटंट बांधा दि. २९.३.९७ अन्वये इमारत पूर्णत्वाचा दाखला
 ८. मे. मेहता सेनिटेशन बांधा इमारत प्लॅनिंग दृष्ट्या पूर्णत्वाचा दाखला.

// भोगवटा दाखला //

मिरा भाईंदर नगरपालिका क्षेत्रातील स. नं. ५०० फ. [अे टाईप मि. व सी. विंग] मीरे भाईंदर येथील "मिरा इनक्लेव्ह" इमारतीचे बांधकाम मे. लिड. के. डी. वी. व सी. बांधी पूर्ण केले अहम वास्तुविशाय मे. लिड कन्सलंटंट बांधा इमारत पूर्णत्वाचा दाखला मे. ग्रेड कन्सलंटंट बांधा इमारत तांत्रिक दृष्ट्या योग्यतेचा दाखला मिळालेला आहे. यातून सत्र इमारतचा बांधकाम करभत व आवाकूक तेवढा खर्च पुर्ण होत नगरपालिकेची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आवाकूक नगरपालिकेची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आवाकूक नगरपालिकेची हरकत नाही.



मुख्याधिकारी,
मिरा भाईंदर नगरपालिका.

प्रत :-
कर विभाग.



टनन - १०
१३०६३/२०१०
२२-२८

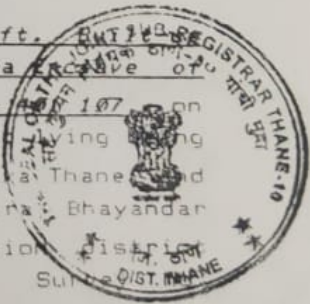
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transferee and/or the said society for effectively transferring the said flat with all benefits thereof unto the transferee.

- 8) This agreement has been concluded between the parties hereto on the basis of representations of the transferor that his/her agreement with the Builders for purchase of the said flat and his/her membership with the said society are valid and subsisting and no notice of requisition or acquisition of the flat or termination of membership has been received by him/her. The purchaser declares that they have inspected all documents in respect of of the said flat and fully satisfied thereof.
- 9) All expenses incidental to this agreement including stamp duty, registration charges etc. if any payable on this agreement shall be borne and paid by the transferees however society transfer charges will be paid and borne by transferor and transferees equally. Transferees shall also be liable to pay all outgoings in r/o the said flat as and when due for payment from the date of possession.

: THE SCHEDULE OF THE PREMISES REFERRED TO :

Flat no. 702/B-wing admeasuring 446 sq. ft. area on the Seventh floor of Building Mira Naya Nagar, Mira Road (E), Dist. : Thane -
all that piece or parcel or land or ground
and situated at village Bhayandar in Taluka Thane and District Thane within the limits of Mira Municipal Corporation and
and sub-district of
 500(P), New S.No. 73(P)



The said building consists of 7 upper floors with/without lift and the construction of the said building is 100% (Copy of OC/CC attached.)

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 92082/2090
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A N D

The transferor have agreed to transfer the said shares and rights of the said flat and handover vacant possession of the said flat to the transferee at and for the total consideration of Rs. 18,00,000/- (Rupees Eighteen Lakh only) together with all deposits and contribution made by the transferor either through the said Builders or the said society with various local authorities for the beneficial enjoyment and occupation of the said flat.

A N D

The transferee have agreed to purchase the said shares and rights of the said flat with all deposits and contributions made by the transferor and all benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in his/her name with permanent right of use and occupation of the said flat.

: NOW THIS AGREEMENT WITNESSETH AS UNDER :

- 1) The transferor shall sell, assign and transfer to the transferee all the said shares and right of the said flat/shop with all deposits and benefits thereof at and for the total consideration of Rs. 18,00,000/- (Rupees Eighteen Lakh only) and the transferee shall pay to the transferor entire amount of agreed consideration Rs. 18,00,000/- (Rupees Eighteen Lakh only) in the following manners :

Rs. _____



Rs. _____

The transferor shall pay to the transferee on/or before _____ as part amount of agreed consideration

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WHEREAS :

By and under an Booking/Agreement for Sale dated 26-12-1999 entered between M/s. V. K. DEVELOPERS of Shop No. 8/A-8, Sector No. IV, Shantinagar, Mira Road (E), Dist. : Thane - 401 107 referred as the Builders therein, hereinafter referred to as the said Builders and MR. AVINASH GOVINDRAO VELGEKAR referred as 'Purchaser(s)' therein (hereinafter referred as 1st Purchaser(s)) and the said M/s. V. K. DEVELOPERS agreed to sell to the 1st Purchaser(s) and the 1st Purchaser(s) agreed to purchase from them a flat, being Flat No. 702/B-wing admeasuring 446 sq. ft. Built-up area on the Seventh floor of Building Mira Enclave of their housing project at Naya Nagar, Mira Road (E), Dist. : Thane - 401 107, at the price and on the terms and conditions mention therein.

AND

The said original Agreement for Sale dated 26-12-1999 is lodged for registration at the office of the Sub-Registrar of Assurance at Thane/Mumbai under No. ®noagr& on ®ndateagr&.

AND

The 1st Purchaser(s) herein has paid entire purchase price of the said flat to the said M/s. V. K. DEVELOPERS as per AGREEMENT recited herein before.

AND

The said M/s. V. K. DEVELOPERS admitted and condoned that no amount is due and payable by the 1st Purchaser(s) herein in respect of the said flat and the 1st Purchaser(s) herein has taken actual possession of the said flat.



AND WHEREAS :

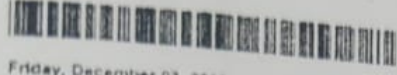
By and under an Agreement for Sale dated _____ entered between 1st Purchaser(s) and the transferor herein the transferor herein has purchased and acquired all rights, title and interest together with permanent and absolute right of use and occupation of the said flat for the consideration set out therein and

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[Handwritten signature]

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Friday, December 03, 2010

11:16:43 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव भाईदर

पावती क्र. : 13475

दिनांक 03/12/2010

दस्तऐवजाचा अनुक्रमांक टनन10 - 13463 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: निसार अहमद अंसारी S/O सुवारत अली अंसारी

नोंदणी फी	-	18000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)	-	560.00
एकूण रु.		18560.00

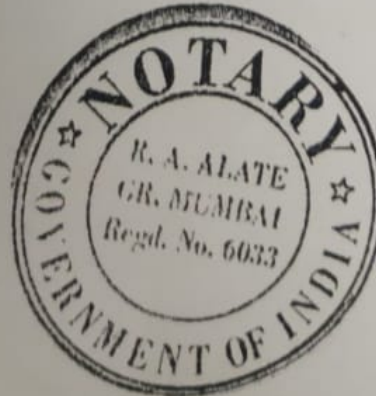
आपणास हा दस्त अंदाजे 11:31AM ह्या वेळेस मिळेल

सह दुय्यम निबंधक सह दुय्यम निबंधक

बाजार मुल्य: 905500 रु. मोबदला: 1800000रु.

भरलेले मुद्रांक शुल्क: 90600 रु.

देयकाचा प्रकार : डीडी/घनाकार्याद्वारे,
बँकेचे नाव व पत्ता: स्टेट बँक ऑफ हैदराबाद मिरा रोड;
डीडी/घनाकार्य क्रमांक: 207495; रक्कम: 18000 रु.; दिनांक: 02/12/2010





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HDFC BANK LTD.

PART III
For the Customer
ACKNOWLEDGEMENT

Serial No. :

338867

Received From MR. NISAR AHMED ANSARI

Franchising Amount :

90600/-

Charges :

101/-

Total :

90701/-

Vide FID No / Cash / Transfer Cheque

ADH

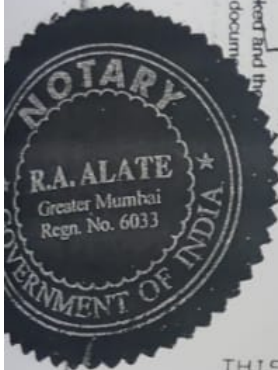
Drawn on HDFC BANK LTD.

BRANCH: THANE-401 107

or Cash to Bank/Gentleman's document

Signature / Stamps of Bank

Signature of Customer
I confirm that I have disclosed the value franked and the bank is not liable for anything related to the document



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai/Thane this 2nd day of "Dec", 2010, between MR. HUSAIN H. HUMAYUN an adult, Indian inhabitant of Mumbai/Thane presently residing at Flat No. 702/B-wing, Mira Enclave, Naya Nagar, Mira Road (E), Dist. Thane - 401 107, hereinafter called the "T_R_A_N_S_F_E_R_O_R" (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 ONE PART AND MR. NISAR AHMED ANSARI s/o SUHARAT ALI ANSARI an Indian inhabitant of Mumbai/Thane having his present address as Plot No. 400/017, Hasan Compound, Plot - 400/017 hereinafter called the "T_R_A_N_S_F_E_R_EE" (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 O_T_H_E_R_P_A_R_T.

Nine thousand six hundred only
HDFC Bank Ltd., Asmita
Ascot Acrest, Opp Asmita
House, Mira Road (E)
Mumbai (W)-401 107.
DE/S/STP(N)/C.R./1030/22
2905/1500-1508

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