

Thursday, July 08, 2010  
3:39:43 PM

Original  
नोंदणी 39 म.  
Reg- 39 V

पावती

शाखाचे नाव भाईंदर

पावती क्र. : 6070

दस्तऐवजाचा अनुक्रमांक

टनन7 - 06070 - 2010

दिनांक 08/07/2010

दस्ता ऐवजाचा प्रकार

करणाराम

सादर करणाराचे नाव: ललित दिनदयाल अग्रवाल

नोंदणी फी

:- 11300.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

:- 500.00

एकूण रु.

11800.00

आपणास हा दस्त अंदाजे 3:54PM हा वेळेर मिळेल

दुय्य निबंधक  
रु. ड. ड. ड. ड.

बाजार मुल्य: 1121500 रु. मोबदला: 700000 रु.

भरलेले मुद्रांक शुल्क: 50000 रु.

दस्ताचा प्रकार : डीडी धनाकार्डद्वारे;

बँकेचे नाव व जिल्हा : इंडियन बँक. भाईंदर;

डीडी धनाकार्ड क्रमांक : 9662; रक्कम : 1121500 रु. दिनांक 08/07/2010



**Customer's Copy**  
**THE KAPOL CO-OP. BANK LTD.**  
 FRANKING DEPOSIT SLIP

Branch : BHAYANDAR Date 27/10

Pay to : Acct. Stamp Duty **71024**

Franking Value	Rs. 50300/-
Service Charges	Rs. 40/-
<b>TOTAL</b>	Rs. 50340/-

Name & Address of the Stamp duty paying party  
L.D. Agarwal / Byen  
1st flr

Tel./Mobile No. \_\_\_\_\_

Desc. of the Document \_\_\_\_\_

DD/Cheque No.: \_\_\_\_\_

Drawn on Bank \_\_\_\_\_

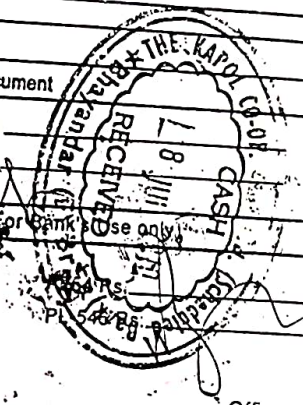
For Bank's Use only \_\_\_\_\_

Tr ID \_\_\_\_\_

Franking Sr. No. \_\_\_\_\_

Cashier \_\_\_\_\_ Officer \_\_\_\_\_

DELIVERED



**AGREEMENT**

THIS AGREEMENT is made at Bhayander, Taluka \_\_\_\_\_ & District Thane, on this 8th... day of July, in the Christian year Two Thousand Ten. **BETWEEN**

FOR THE KAPOL CO-OP BANK LTD.  
 THE KAPOL CO-OP BANK LTD.  
 BOP FLOOR  
 1ST FLOOR  
 108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/1280/1281/1282/1283/1284/1285/1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SHRI GOVINDRAM PREMRAJ SONI through his C.A. SHRI VIKAS SONI S/O RAMAVTAR GOVINDRAM SONI, age .... years, Indian Inhabitant, residing at Flat No.101, Shree Agarwal Bhawan CHS Ltd., Maharaja Agrasen Marg, Bhayander (W), Taluka & District Thane, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof it be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part, AND SHRI LALIT DINDAYAL AGRAWAL, age 42 years, Indian Inhabitant, residing at Bunglow No.1, Chandulal Park, Bhayander (W), Taluka & District Thane, hereinafter referred to as the "TRANSFEE" (which expression shall unless it be repugnant to the context or meaning thereof it be deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part.

WHEREAS The Transferor is the member of the society known as SHREE AGARWAL BHAWAN CO-OPERATIVE HOUSING SOCIETY LIMITED, a society duly registered under the Maharashtra Co-operative Societies Act, 1960, and bearing Registration No. TNA/HSG/TC/....., Dated ....., (hereinafter referred to as "the said Society") and as such is holding five shares of the said society bearing distinctive Nos. ... TO ... both numbers inclusive issued under Share Certificate No. ... Dated ....., hereinafter for the sake of brevity referred to as "the said Shares") ;

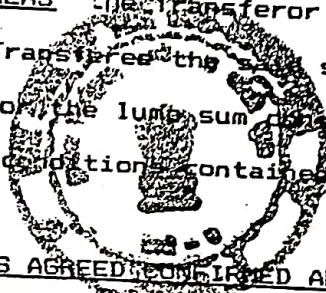
...3...

*Vikas Soni*  
*c. Agarwal*

ट.न.न.-७
दस्ता क्रमांक: ६०७० / २०२०
२ / २५

AND WHEREAS together with shares the Transferor is also using and occupying Flat No. 101, admeasuring about 663 sq. fts. (Built Up) equivalent to 61.62 sq. mtrs. (Built Up) on the First Floor, of the building known as SHREE AGARWAL BHAWAN CO-OPERATIVE HOUSING SOCIETY LIMITED, at Maharaja Agrasen Marg, Bhayander (W), Taluka & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation in the Registration District Sub-District Thane, and more particularly described in the Schedule mentioned hereunder, (hereinafter for the sake of brevity referred to as "the said Flat") ;

AND WHEREAS the Transferor has agreed to transfer to the Transferee the said shares together with the Flat for the lump sum consideration and on the terms and conditions contained hereinafter.



NOW IT IS AGREED, CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. That the Transferor shall sale and transfer to the Transferee the said five shares and the said Flat at or for the consideration of Rs. 7,00,000/- (Rupees Seven Lakhs only) to be paid by the Transferee to the Transferor as hereinafter mentioned :

Rs.7,00,000/- (Rupees Seven Lakhs only) to be paid on or before the execution of this Agreement (the

...4...

*Akash Soni*  
*Agarwal*

ट.न.न.-७
दस्ता क्रमांक: २०७०/२०१०
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Transferor do hereby admit and acknowledge hereunder the receipts thereof and every part thereof and absolutely and forever acquits, releases and discharges the Transferee of the same).

2. The Transferor agree to handover to the Transferee all receipts writings and papers pertaining to the said shares and the said Flat and incidental rights thereto and shall get the said shares duly transferred in the records of the society to the name of the Transferee at the time of receiving full and final payment.

3. The Transferor hereby agree that upon receiving full and final payment the Transferor shall handover quiet, vacant and peaceful possession of the said Flat to the Transferee.

4. It is agreed between the Transferor and Transferee to execute the necessary instrument of Transfer of the said shares and the said Flat and to lodge the same with the said society together with the share certificate of the said shares for the purpose of transferring the said shares and the said Flat to the name of the Transferee in the record of the said society.

5. The Transferor further agrees and undertakes to obtain all the necessary sanctions, permissions and signs on all such documents and papers and to do or cause to be done all such further acts, deeds, matters or things as may be

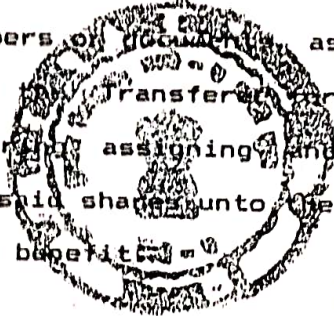
...5...

*Vikas Soni*  
*Chowdhary*

ट.न.न.-७
दस्त क्रमांक ९०७०/२०१०
४/२५

18. If the transaction is not completed on account of the wilful default of the Transferee, the Transferor shall be entitled either to require specific performance of this Agreement by the Transferee without prejudice to other rights and remedies in law.

19. The Transferor do hereby agrees and covenants with the Transferee that the Transferor shall from time to time and at all times hereafter at the request and costs of the Transferee do and execute at the costs of the Transferee all such acts, deeds, matters things papers or documents as shall be reasonably required by the Transferee for fully and perfectly transferring, assigning, and vesting the said Flat and the said shares unto the Transferee for the Transferee's benefit.



SCHEDULE

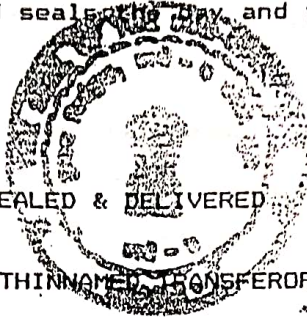
Flat No. 101, admeasuring about 663 sq. fts. (Built Up) equivalent to 61.62 sq. mtrs. (Built Up) on the First Floor, of the building known as SHREE AGARWAL BHAWAN CO-OPERATIVE HOUSING SOCIETY LIMITED, constructed on a plot of land bearing Old S. No. 18, New S. No.353, H. No. R., of Village Bhayander at Maharaja Agrasen Marg, Bhayander (W), Taluka & District Thane, within the limits of Mira Bhayander Municipal Corporation in the Registration District Sub-District of Thane.

...10...

*Atkes Soni*  
*Atkes Soni*

REGISTRATION NO.	
दस्तावेज क्रमांक	९०६०
	e / 29

IN WITNESS WHEREOF THE PARTIES HEREBY  
have hereunto set and subscribed their respective  
hands and seals on the day and year first hereinabove  
written.



SIGNED, SEALED & DELIVERED \*

BY THE WITHINNAMED TRANSFEROR \*

SHRI GOVINDRAM PREMRAJ SONI  
through his C.A. SHRI VIKAS  
SONI S/O RAMAVTAR GOVINDRAM  
SONI



*Vikas Soni*

In the presence of :

1. *[Signature]*

2. *Parodia*

SIGNED, SEALED & DELIVERED \*

BY THE WITHINNAMED TRANSFEREE \*

SHRI LALIT DINDAYAL AGRAWAL

*[Signature]*

In the presence of \*

1. *[Signature]*

2. *Parodia*



...11...

ट.न.न.-७
दस्त क्रमांक ९००० / २०१०
१० / २५





पुस्तक क्र. २८१९३८२८ / २८१९३८२८ / ३८१९३८२८ / २८१९३८२८ / २८१९३८२८  
दिनांक २८/११/२०१०

# मिरा - भाईंदर महानगरपालिका

पुरवठा कार्यालय भाईंदर

## MIRA BHAYANDAR MUNICIPAL CORPORATION

स्व. इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे - ४०१ १०१

जा. नं. गलपा/ड-११११/क२३०१/१३१२/२२१०-११

दिनांक ८/११/२०१०

प्रति,  
श्री.ललित दिनदयाल अग्रवाल,  
फ्लॅट क्र. १०१, अग्रवाल भवन,  
मा.क्र. ए ०१०००६४८६००,  
भाईंदर (प.)



विषय :- "ना हरकत दाखला" मिळणेबाबत...

- संदर्भ :-
- १) आपला दि. ०८/०७/२०१० चा अर्ज
  - २) अर्जदार श्री.ललित दिनदयाल अग्रवाल, यांचे दि. ०६/०६/२०१० चे प्रतिज्ञापत्र.
  - ३) वरिष्ठ लिपीक, भाईंदर (प.) दि. ०८/०७/२०१० चा अर्ज
  - ४) महाराभा ठराव क्र.७५, दि. ०६/१२/२००६ अन्वये

मिरा भाईंदर महानगरपालिका क्षेत्रातील भाईंदर (प.) येथील फ्लॅट क्र. १०१, अग्रवाल भवन, मा.क्र. ए ०१०००६४८६००, चे क्षेत्रफळ ६६३ चौ.फु. आहे. या सदनिकेस सन १९८५-८६ या काळापासून मालमत्ता कराची आकारणी झालेली आहे. सदर सदनिका आर.सी.सी. स्वरूपाची असुन सदर फ्लॅट क्र. १०१, अग्रवाल भवन, मा.क्र. ए ०१०००६४८६००, या मालमत्तेची अर्जदार यांनी सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून अनधिकृत बांधकामावर करावयाच्या कोणत्याही कारवाईस वाधा न येता खरेदी-विक्री करण्यास या कार्यालयाची हरकत नाही.

सबब हा दाखला अर्जदार श्री.ललित दिनदयाल अग्रवाल, यांच्या विनंती अर्जावरून दिला असे.



*(Signature)*  
८/११/२०१०  
प्रभाग अधिकारी  
प्रभाग कार्यालय क्र.१  
मिरा भाईंदर महानगरपालिका

प्रत :-  
मा.सहाय्यक दुय्यम निबंधक, ठाणे.

भारत को हंगरी सभी ब्रांचों में समुदाय रूप से  
PAYABLE AT PAR AT ALL OUR BRANCHES

Date: 11.7.10

GOKINDRAM SONI

ज धारक को OR BEARER

SEWAN LAKH ONLY

अदा करें

र.  
Rs. 700000/-

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चेक क्र. 51115431  
Cheque No.

Union Bank  
of India

FOR MALCHAND DINDAYAL & COMPANY

*(Signature)*

११६ (पश्चिम) ४०१ १०१, जिला: ठाणे (महाराष्ट्र)  
२२, (पश्चिम), (वेस्ट), DIST. THANE - 401 101, (MAHA.)  
155219803536267

Proprietor  
ट.न.न.-७  
दस्ता क्रमांक: ६०००/२०१०  
१२ / २५

०१६१२१० ४०००२६०११

ग्रामपंचायत भाईन्दर (जि. ठाणे)

VILLAGE PANCHAYAT BHAYANDAR

क्र. नं. २८६१०२-८०

तारीख १२/३/८६

दखलता विधुन देण्यात येत आहे की भाईन्दर  
ग्राम पंचायत हद्दीतर्फे मोदी पर्यटन स्कीम क्रमांक  
१० मध्ये श्री. माळचंद कादुराभ ह्यांनी पंचायतीच्या  
परवानगीपुढावे आगवाळ भवन ही इमारत बांधून  
पूर्ण कोठी आहे अर्बन हा दखलता दिव्य असे



*[Signature]*  
Sarpanch  
Village Panchayat Bhayandar