



Tuesday, August 03, 2010
4:45:48 PM

पावती

Original

नॉदती 39 म.
दिनांक 03/08/2010

गावाचे नाव शिवाजीनगर

पावती क्र. : 5126
दिनांक 03/08/2010

दस्तऐवजाचा अनुक्रमांक कलन-3 - 05129 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव: वंदनाल शांताराम ठाकरे

नॉदती फी

9250.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

400.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)

एकूण रु.

9650.00

आपणास हा दस्त अंदाजे 5:00PM ला वेळेस मिळेल

सर्व ह्यम निवेद्यमस्तु

कलना 3

वाजार मूल्य: 819000 रु.

मोबदला: 925000 रु.

भरलेले मुद्रांक शुल्क: 28850 रु.

देयकाचा प्रकार : डीडी/घनाकर्माद्वारे;

वेळेचे नाव व पत्ता: युनियन बँक ;

डीडी/घनाकर्मा क्रमांक: 002532, रकम: 9250 रु.; दिनांक: 03/08/2010

मूल्यांकन पत्रक वांधीव शहरी क्षेत्र

Tuesday, August 3, 2010
4:34:21 PM

सं 2010

ठाणे

वेधभाग 51-गावाचे नाव : शिवाजीनगर (कल्याण डोंबिवली मलानगरपालिका)

भागा 6/26-वभागा 18अ: शिवाजीनगर - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग

नांव Navi Mumbai/Thane/Kalyan/Dombivli/Uhassnagar/Mira Bhaindar

सर्व्हे नंबर-3

क. ल. न. - 3

दस्ता क्र ५१२८-२०१०

कार्यालय 30000.00

दफ्तरे 35500.00

औद्योगिक 30000.00

दर तत्कालानुसार जमिनीचा दर

निवासी सदनिका

23500.00

34.85

निवासी सदनिका

वांधीव

0 TO 2

वांधकामाचे वर्गीकरण 1-आर सी सी

उद्घाटन सविधा आहे

वांधकामाचा दर

मजला

Ground to 4th Floor

सार मिल्करीचा प्रति

= बाजार मूल्यदर + घसा-यानुसार नविन दः * मजला निहाय घट/वाढ

= 23500.00 + (100 /100) * (100.00 /100)

= 23500.00

स मिल्करीचे मूल्य

= घसा-यानुसार मिल्करीचा प्रति चौ. मीटर मूल्यदर * मिल्करीचे क्षेत्र

= 23500.00 * 34.85

= 818975.00

स मूल्य दर

= अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील बाह्यन तळाचे मूल्य

वर्धित बाह्यन तळाचे मूल्य + लगतच्या गाडीचे मूल्य + वरील गाडीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे :

= A+B+C+D+E+F+G+H

= 818975.00

.00

+ .00

+ .00

+ .00

+

= 818975.00



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this
3rd day of Aug., 2010.

B E T W E E N

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MR. BHAGWAN RATAN MORE aged 42 years, Occupation Service, residing at 101, Shree Sai Apartment, Raju Nagar, Dombivli (West), 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. CHANDRAKANT SHANTARAM THAKARE aged 35 years, Occupation Service, residing at Room No. 01, Trimurti Co-operative Housing Society Ltd., Near Church, Ganesh Nagar, Dombivli (West), Taluka Kalyan, Dist. Thane hereinafter referred to as "THE TRANSFEREE" (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 SECOND PART.

WHEREAS The Transferor has purchased a flat vide agreement for sale dt. 23/10/1997 from M/s. Raj Construction and registered with sub registrar Kalyan on 23/10/1997 under document No.P1939/97 and as such is the owner of Flat No.303, on Third Floor, admeasuring 375 Sq.ft built-up area (34.85 sq.mtrs.), in the building known as "SHYAM KUNJ" Co-operative Housing Society Ltd., situated at Shubhash Road, Raju Nagar, Near Kagal Mandli, Dombivli (West), Taluka Kalyan, Dist. Thane bearing Old Survey No. 216, New Survey No. 3, Hissa No. of Mouje Shilphargar, situated at Dombivli (West), Taluka Kalyan, Dist. Thane, (the parties describe in the schedule hereinafter referred to as the said flat.).



AND WHEREAS Transferor is a member of the "SHYAM KUNJ" Co-operative Housing Society Ltd., Dombivli registered under the Maharashtra Co-operative Housing Act, 1960 vide Registration No. TN/KLN/HS/(TC)/20296/2008-09 (hereinafter referred to as the said society).

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AND WHEREAS by virtue of the Transferor being the holder of 5 shares of total value of Rs.250/- bearing Nos. from 71 to 75 and Share Certificate No.15 hereinafter referred to as the said shares).

AND WHEREAS the Transferor desires to sell, transfer, assign and convey the flat along with the said shares of the Transferor.

AND WHEREAS the Transferee has expressed his desire to purchase, possess and acquire the flat alongwith the said shares of the Transferor.

AND WHEREAS both the parties hereto have arrived at certain terms and conditions which they desire to record in writing.

NOW THIS ARTICLES OF AGREEMENT WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Transferor hereby declares, records and confirms as under:

a) The Transferor is the sole and absolute owner of the Said Flat No.303, on Third Floor, admeasuring 375 Sq.ft built-up area (34.85 sq.mtrs.), in the building known as "SHYAM KUNJ" Co-operative Housing Society Ltd., situated at Shubhash Road, Raju Nagar, Near Rajai Mandir, Dombivli (West), Taluka Kalynur, Dist. Thane.

b) The Transferor has not entered into any agreement for sale, transfer or letting out the said flat and share with any other person and that he is in exclusive and absolute possession and occupation of the said flat and shares.

c) The Transferor has abided by and complied with all rules, regulations and by-laws of the said society still subsisting.

(d) The said flat alongwith the said shares, unaffected by any dependents or insolvency proceedings or any prohibitory order of Income Tax Department or any other Authority, restraining the Transferor from dealing with disposing of or parting with possession of the said flat/shares or any part thereof.



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e) The Transferor has paid his share of Municipal Taxes, Water Charges, Society maintenance charges and all other outgoings in respect of the said flat up to date and that no part thereof has remained unpaid.

2. The Transferor further declares that he has obtained the necessary permission from the said society for sale and transfer of the said flat/shares unto the Transferee herein.

3. In consideration of the aforesaid representations of the Transferor, the Transferee herein agree to purchase, possess and acquire the said Flat/ shares of the Transferor and all his rights, title and interest therein for the lumpsum consideration of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand only).

4. The Transferee has agreed to pay the sum of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand only) to the Transferor in the following manners :-

Rs. 2,25,000/- Paid before execution of this agreement.

Rs. 7,00,000/- Payable on sanction of loan i.e. within 30 days from execution of this agreement.

Rs. 9,25,000/- Total

5. The Transferor shall deliver to the Transferee all receipts, documents, papers, vouchers and certificates relating to the said flat and last paid up bill in respect of the outgoing and service charges and electricity charges.

6. The Electric Meter bearing No. 9001517736 and Consumer No. 020012548991 is affixed to the said flat and the Transferor has agreed to transfer the said flat alongwith the said Electric Meter & Connection to the Transferee and further agrees to sign all the necessary paper for transfer of such electric meter.

7. The Transferor shall put the Transferee in quiet and peaceful possession of the said flat. And the Transferor shall at all time hereafter at the request of the Transferee agree to do and execute or cause to be done or executed all such acts, deeds and other assurances in law whatsoever for further and more perfectly testing and assuring the said flat/shares unto the Transferee.



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8. On and after completion of this agreement and its final payment the Transferor shall have no right, possession, title and /or interest of any nature whatsoever in the said Flat/shares and the Transferee shall be solely and exclusively entitled to use, occupy, possess and enjoy the same without any let, hindrance and/or interference of whatsoever nature by the Transferor or anyone claiming through or under their behalf in anyway whatsoever and the Transferee shall be entitled to deal with the same in such a manner as they may desire and think, fit and proper.

9. The Transferee shall become member of the said society and shall abide by rules, regulations and bye-law as amended from time to time and shall in the mean time promptly and punctually to pay all taxes, charges and other outgoings in respect of the said flat.

10. All costs and expenses incidental expenses to this agreement will be borne by the Transferee.

11. The Transferee shall bear and meet the expenses of the registration of the agreement if the same need registration with Sub-Registrar Kalyan-III/IV.

12. The Transferor agrees to co-operate and whenever required sign all papers pertaining to transfer of this flat.

13. The necessary transfer charges/donation to the society will be borne by the Transferor and the Transferee equally/and the transferor / Transferee will not be held responsible for the same.

14. This agreement is subject to Maharashtra Ownership of Flats Act-1963.

15. The possession of the flat will be handed over to the Transferee after full and final payment.

FIRST SCHEDULE OF PROPERTY



All that piece and parcel of land bearing Old Survey No. 216, New Survey No. 3, Hissa No. 7 of Mouje Shivajinagar, 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.

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SECOND SCHEDULE OF PROPERTY

A Flat No.303, on Third Floor, admeasuring 375 Sq.ft built-up area (34.85 sq.mtrs.), in the building known as "SHYAM KUNJ" Co-operative Housing Society Ltd., situated at Shubhash Road, Raju Nagar, Near Ragat Mandir, Dombivli (West), Taluka Kalyan, Dist. Thane, consisting of Ground + 4 floor without lift..

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED HIS RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

By the withinnamed "TRANSFEROR"

MR. BHAGWAN RATAN MORE

in the presence of

Shrey Jambel Idar.

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SIGNED, SEALED AND DELIVERED

By the withinnamed "TRANSFeree"

MR. CHANDRAKANT SHANTARAM THAKARE

in the presence of

Rakesh S. Thakur

[Signature]

