



05/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 13230/2023

नोंदणी :

Regn 63m

गावाचे नाव : माजिवडे

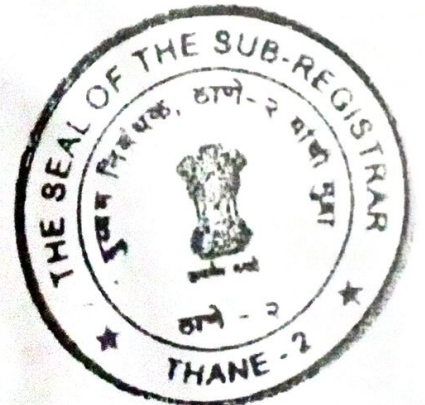
(1)बिनेखाचा प्रकार	करारनामा
(2)मोबदला	4950000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4335000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: रूम नं. सी-10, माळा नं: तळ मजला, इमारतीचे नाव: माजिवडे योगायोग को-ऑप.हौ.सो.लि.,प्लॉट नं.सीडी-149, ब्लॉक नं: न्यू म्हाडा कॉलनी,पवार नगर, रोड नं: ठाणे पश्चिम-400610, इतर माहिती: झोन नं.6/24-3ई-4,बाजारभाव रेट रु.144500/- प्रति चौ.मी. रूमचे बांधीव क्षेत्र 30 चौ.मी.((Survey Number : 300/2, 304/4, 299/1,3, 295/2 ;))
(5) क्षेत्रफळ	1) 30 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेंद्र अजाबराव गोमासे - वय:-53; पत्ता:-प्लॉट नं: रूम नं. सी-१०, माळा नं: तळ मजला , इमारतीचे नाव: माजिवडे योगायोग को-ऑप.हौ.सो.लि.,प्लॉट नं.सीडी-१४९, ब्लॉक नं: न्यू म्हाडा कॉलनी, पवार नगर , रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-AEOPG5342M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज सुर्यकांत खैरे - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: त्रिमूर्ती चाळ, ब्लॉक नं: पोखरण रोड नं.१, विजय नगर, रोड नं: वर्तक नगर, ठाणे पश्चिम , महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-DYDPK4758P
(9) दस्तऐवज करून दिल्याचा दिनांक	03/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	05/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13230/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	346500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. २

मुल्यांकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH003034954202324E	BARCODE	Date		03/06/2023-17:21:28	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	दस्तावेज - २				
	Registration Fee	PAN No.(If Applicable)	दस्तावेज क्रमांक ३३२८० / २०२३				
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1	Full Name	SURAJ SURYAKANT KHAIRE				
Location	THANE	Flat/Block No.	ROOM NO.C-10, PLOT NO.CD-149, MAJIWADE				
Year	2023-2024 One Time	Premises/Building	YOGAYOG CHS LTD				
Account Head Details		Amount In Rs.	NEW MHADA COLONY, PAWAR NAGAR				
0030046401	Stamp Duty	346500.00	Road/Street	THANE WEST			
0030063301	Registration Fee	30000.00	Area/Locality	THANE WEST			
			Town/City/District	THANE WEST			
			PIN	4	0	0	6 1 0
			Remarks (If Any)	SecondPartyName=RAJENDRA AJABRAO GOMASE-			
			Amount In	Three Lakh Seventy Six Thousand Five Hundred Rupee			
Total		3,76,500.00	Words	s Only			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103332023060315096	2811396106		
Cheque/DD No		Bank Date	RBI Date	03/06/2023-17:21:59	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID

Mobile No. : 8655444687

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.



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AGREEMENT FOR SALE

THIS ARTICLES OF THIS AGREEMENT IS made at THANE on THIS 23/06/2023
5th day of June, 2023.

BETWEEN

MR. RAJENDRA AJABRAO GOMASE, (PAN No.AEOPG5342M),
Aadhar Card No.825946658169, Age: 53 years, an adults, an
Indian Inhabitant and Residing at Room No.C-10, Plot No.CD-149,
Majiwade Yogayog CHS Ltd., New Mhada Colony, Pawar Nagar,
THANE-400610, Maharashtra, Hereinafter referred and called as
“**TRANSFEROR**” (which expression shall unless it be repugnant to
the context or meaning thereof mean and include his legal heirs,
executors, administrators, successors and assigns) **of the ONE**
PART:

AND

MR. SURAJ SURYAKANT KHAIRE, (PAN No.DYDPK4758P),
Aadhar Card No.235334901043, Age: 27 years, an adult, an Indian
Inhabitants, residing at Trimurti Chawl, Pokhran Road No.1, Vijay
Nagar, Vartak Nagar, Thane West-400606, Hereinafter referred and
called as “**The TRANSFEREE**” (which expression shall unless it be
repugnant to the context or meaning thereof mean and include his
legal heirs, executors, administrators and assigns) of the **OTHER**
PART.

WHEREAS:-

- (a) The TRANSFEROR is the absolute Owner and sufficiently entitled to **Room No. C-10, Plot No.CD-149**, Majiwade Yogayog CHS Ltd, New Mhada Colony, Pawar Nagar, Thane West-400610 admeasuring **30 sq.mtrs. (Built up)**. The TRANSFEROR is also a bonafied member of Majiwade Yogayog CHS Ltd., and holding 5 (Five) fully paid up shares of face value of **Rs.50/-** each bearing distinctive **Nos. 046 to 050** (both inclusive) (hereinafter called “**the said shares**”) represented by Share Certificates **No.10** issued by the Society by reason of which the TRANSFEROR is well and sufficiently entitled to use and occupy the said Premises Hereinafter collectively referred to for brevity sake as “**The Said Premises**”.

TRANSFEROR

R. Gomase

TRANSFEREE

S. Khair



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(b) Whereas

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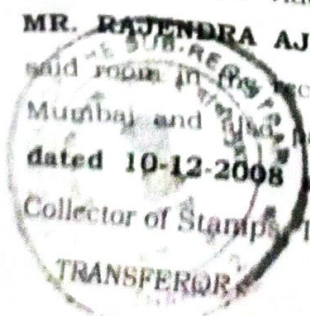
33280/1003

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Originally Maharashtra Housing And Development Authority, by **INDENTURE OF LEASE DEED** dated 30th October, 2000 assigned and Lease rights for 90 (Ninety) years to the Majiwade Yogayog Co-operative Housing Soc. Ltd., a society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah XXIV of 1961) and bearing Registration No. MUM/MHADDB/TNA/HSG/(TO)/2907/2000-01 dated 04.04.2000, the Plot No.CD-149, at Survey Nos.300/2, 304/4, 299/1,3, 295/2 of Village Majiwade, Thane West totally society plot admeasuring 1341.08 sq.mtrs. Whereas the land has been divided into 25 + 6 = 31 developed plots and has been provided with the necessary common facilities and amenities. Hereinafter referred to and called as "the Said Society".

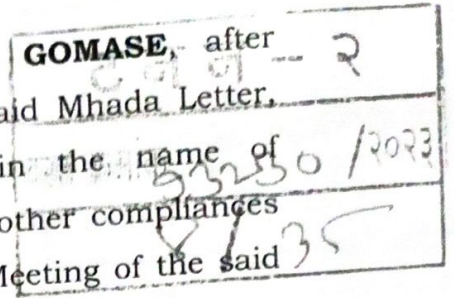
(c) AND WHEREAS **MR. HARICHANDRA JAIRAM PATIL**, one of the Promoter member of said society got allotment of Room No.C-10 of 30 sq.mtrs. on and after payment of its share of Lease Premium and cost of Development **charges** to MHADA according to the said Lease Deed dated 30th October, 2000.

(d) AND WHEREAS by Mhada Letter Dated 05/02/2004, **MR. HARICHANDRA JAIRAM PATIL** has sold, assigned, transferred the Said Premises to **MR. RAJENDRA AJABRAO GOMASE** by Mhada Letter Dated 05/02/2004 for a consideration price and amount, which was paid in total and possession of the said premises was acquired, and Said Society transferred the said membership and share certificate in the name and favour of **MR. RAJENDRA AJABRAO GOMASE**, the TRANSFEROR herein and also transferred the said room at the office of Estate Manager-1, K.H. & A.D. Board, Mumbai vide Regularization letter No.EM/KB/345/2004 dated 05-02-2004 paying Rs.10,000/- as Regularization fee at the office of as Estate Manager-1, K.H. & A.D. Board, Mumbai vide **Receipt** No. 96331 on 05/02/2004 by **MR. RAJENDRA AJABRAO GOMASE** has also regularized the said room in the records of Estate Manager, K.H. & A.D. Board, Mumbai and paid stamp duty vide **EVN No.A-4754/2008** dated 10-12-2008 along with penalty thereof at the office of Collector of Stamps, Thane.



TRANSFEEE

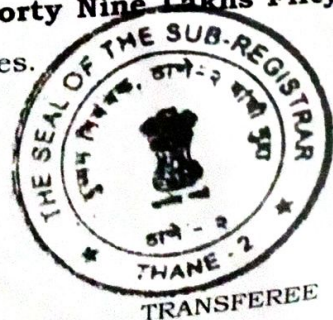
(e) AND WHEREAS **MR. RAJENDRA AJABRAO GOMASE**, after regularization and paying stamp duty of the said Mhada Letter, hence the said premises was transferred in the name of TRANSFEROR herein on their application and other compliances by the said Society by its confirmation in the Meeting of the said society and also recorded in the office of Society.



(f) The TRANSFEROR is bonafide member of the said society and owners of the said room herein and desirous to sell and transfer the said premises and the Party of Second part in need of suitable accommodation and Room, came to know of the same. Both the parties have negotiated the deal and TRANSFEROR agreed to transfer to the Transferee the said premises at fair market price and consideration amount mentioned hereunder and The parties hereto are desirous of recording the same in terms of this present.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR shall, subject to the necessary permission from the said Society as hereinafter provided being obtained, sell and transfer to the Transferee and the Transferee shall purchase and acquire from the TRANSFEROR share holding namely 5 fully paid up shares of face value of Rs.50/- each bearing shares distinctive **Nos. 046 to 050 (both inclusive)** (hereinafter called "the said shares") represented by **Share Certificates No.10** issued by the Society by reason of which the TRANSFEROR is well and sufficiently entitled to use and occupy the Room No.C-10, Plot No.CD-149, Majiwade Yogayog CHS Ltd., Thane at New Mhada colony, Pawar Nagar, Thane West-400610 admeasuring **30 sq.mtrs. (Built up)** along with fittings available in the Said Premises on as is where is condition, for a total lumpsum price and consideration of **Rs.49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only)** as agreed between the parties.



TRANSFEROR

TRANSFEREE

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15. The TRANSFEROR hereby agree to do all such further and other acts and execute all such further writings including the Deed of Transfer as may be necessary, at the costs of the Transferee to give effect to the provisions of THIS AGREEMENT FOR SALE and effect the sale and transfer of the said premises from the name of the TRANSFEROR to the names of the Transferee.
16. All out of pocket expenses of and incidental to the preparation of THIS Agreement for Sale to be executed in pursuance hereof, including the stamp duty and registration charges, payable in respect of this transaction shall be borne and paid by the Transferee alone.
17. On receipt and completion of full and final payment, the TRANSFEROR shall immediately handover a peaceful possession of the Said Premises to the TRANSFEREE.
18. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and Maharashtra Co-op. Housing Societies Act, 1960 and the Rules made thereunder from time to time.
19. The Transferor is hereby agreed to sign and give any required statement for change of name in Electricity Bill **Consumer No.000011937667, Light Meter No. 05802554635** and Tax Receipt **PTN No.140920103/00016** and all other offices at each and every office for records.

THE SCHEDULE ABOVE REFERRED TO:

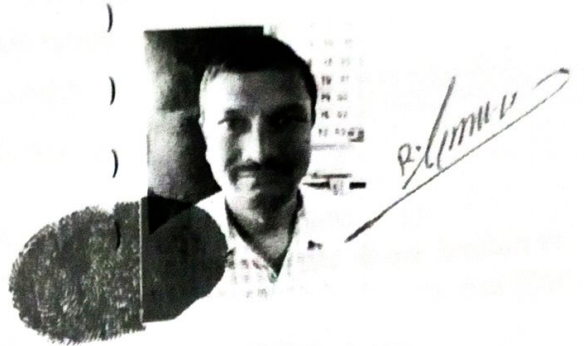
ALL THAT RESIDENTIAL PREMISES of **Room No. C-10, Plot No.CD-149**, situated in the society known as Majiwade Yogayog CHS Ltd., New Mhada colony, Pawar Nagar, Thane West-400610, admeasuring **30 sq.mtrs. (Built up)** along with the membership rights of Majiwade Yogayog CHS Ltd., and 5 (Five) fully paid up shares of face value of Rs.50/- each bearing distinctive **Nos. 046 to 050** (both inclusive) represented by **Share Certificates No.10** issued which society is constructed upon the land bearing **Survey Nos.300/2, 304/4, 299/1,3, 295/2** of Village of Majiwade, Taluka and District of Thane and situated within the limits of Thane Municipal Corporation, Thane.

TRANSFEROR

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands to THIS MOU on the day and the year first hereinabove written.

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33250/2023
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SIGNED AND DELIVERED by the
Within named **TRANSFEROR**
MR. RAJENDRA AJABRAO GOMASE
In the presence of



1) B.K. Baddar.

2)

SIGNED AND DELIVERED by the
Within named **TRANSFEEE**
MR. SURAJ SURYAKANT KHAIRE
In the presence of



1) B.K. Baddar.

2)



TRANSFEROR

TRANSFEEE

वस्तु क्रमांक 93280/2023
345 32/35
2004

No.E.M./K.BJ

OFFICE OF THE ESTATE MANAGER,
KONKAN HOUSING & AREA
DEVELOPMENT BOARD, GRIHA
NIRMAN BHAVAN,
BANDRA (EAST), MUMBAI-400 051.

DATE: 5/2/04

Impounded under Section 20
of Bombay Stamp Act 1958

Collector of Stamps Thane

To, Rajendra
Shri/Mrs. Rajendra Ajubrao Gormase,
Panchpakhadi/Majiwade 709a, 709 Co-op.Hsg.Soc.Ltd.,
Plot No. CD-149, Room No. C-10.
Panchpakhadi/Majiwade, Thane.

Sub : Regularisation of Room No. C-10, Cluster MIG/HIG Society
Plot No. CD - 149 Majiwade Thane,
in the name of Shri/Smt Rajendra Ajubrao Gormase,

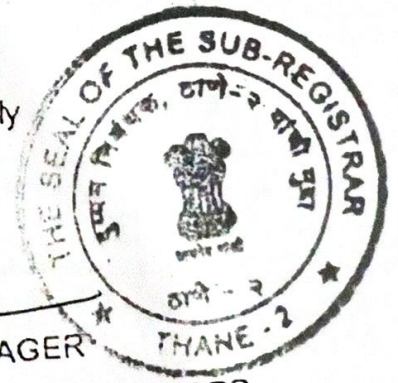
Sir/Madam,

Since the regularisation fee amounting to Rs. 10,000/- has paid by you vide
T.R. Receipt No. 96331 dated 5/2/2004 and hence, the Room
No. C-10 in Cluster MIG/HIG Plot No. CD-149 at Panchpakhadi/Majiwade, Thane
has been regularised in your name w.e.f. 4/2/2004

Yours faithfully

[Signature]
ESTATE MANAGER

KONKAN HSG. & AREA DEV. BOARD
MUMBAI.



रत क्रमा
210

THE MAJIWADE - YOGAYOG CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under the Maharashtra Co-operative Societies Act, 1960

(Registration No. MVM/MHADB/TNA/HSQ/TO-2907/2000-01 Date 4/4/2000)

Serial No. 10

Authorised Share Capital Rs. 250/- Divided into 5 Shares each of Rs. 50/- only

Members Registration No. C-10

THIS IS TO CERTIFY that Shri/Smt. Harichandra Jiram Patil

of Thane is the Registered Holder of Five Shares from No 046 to 050 of Rs. 50/- each (Rs. Fifty each)

in THE Majiwade - Yogayog CO-OPERATIVE HOUSING SOCIETY LIMITED Thane (w) subject to the Bye-laws of the said Society

and that upon such Shares the sum of Rs 250/- (Rupees Two hundred fifty) has been paid.

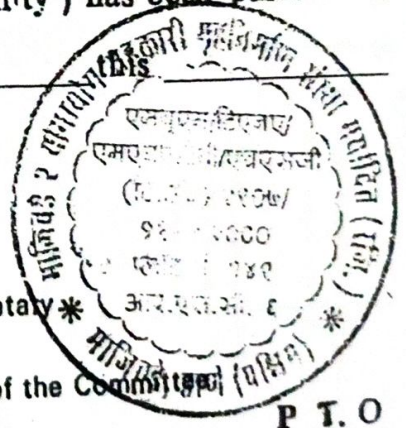
GIVEN under the Common Seal of the said Society at _____

Day of _____

Sanjay S. Pawar Sawji Chairman

Prakash S. Ghog Hon Secretary *

Nitin Narayan Lankhi - Bhanke Member of the Committee



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Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Register at which name of the Transferee is recorded
1	2	3	4	5
1	4/02/2004	Shri - Rajendra Ajabrao Gomose	167 मजिदडे यांगगोज सहकारी अध्यक्ष	10 संस्था (म.) कोषाध्यक्ष Committee Mem
2	Chairman	Hon Secretary		Committee Mem
3	Chairman	Hon Secretary		Committee Mem
4	Chairman	Hon Secretary		Committee Mem
5	Chairman	Hon Secretary		Committee Mem



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दस्तावेज नंबर-2

दस्तावेज नंबर

3435

दस्तावेज क्रमांक: 13230/2023

दस्तावेज क्रमांक: दस्तावेज2/13230/2023

दस्तावेजाचा प्रकार: कारगनामा

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	भ्रमजालाचा दृश्य
1	नाम: सुरज सुर्याकांत खैरे पत्ता: प्लॉट नं. 1, माळा नं. 1, उमागर्भीचे नाव: विदर्भी चाळ, ब्लॉक नं. 27 पोस्टल कोड नं. 1, विजय नगर, रोड नं. बर्निक नगर, ट्राणे पश्चिम, महाराष्ट्र, THANE. पिन नंबर: DYDPK4758P	विहून देणार वय: 27 स्वाधरी:		
2	नाम: राजेंद्र अजायराव गोमाने - पत्ता: प्लॉट नं. 1, मी-1, माळा नं. नळ मजला, उमागर्भीचे नाव: माजिबुद्दो योगायोग को-ऑप. ही. सो. लि. प्लॉट नं. सीडी-1, 12, ब्लॉक नं. न्यू म्हाडा कॉलनी, पवार नगर, रोड नं. ट्राणे पश्चिम, महाराष्ट्र, THANE. पिन नंबर: AEOPG5342M	विहून देणार वय: 53 स्वाधरी:		

वरील दस्तावेज कर देणार नसल्याचीत कारगनामा चा दस्त पंवेज करून दिल्याचे कळूत करताना.
शिक्का क्र. 3 ची वेळ: 05 / 06 / 2023 11 : 57 : 57 AM

शेअर:

वारील दस्तावेज कर देणा-यानां व्यक्तीश. श्रेयकाराना, व त्यांची श्रेयकार पदविनात

क्र.सं.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	भ्रमजालाचा दृश्य
1	नाम: कल्याण गोकर्ण करगनिया - वय: 32 पत्ता: देवदया नगर, ट्राणे पश्चिम पिन कोड: 400606	स्वाधरी		
2	नाम: नाम्बर कृष्णा वट्टार - वय: 40 पत्ता: शास्त्री नगर, ट्राणे पश्चिम पिन कोड: 400606	स्वाधरी		

शिक्का क्र. 4 ची वेळ: 05 / 06 / 2023 11 : 58 : 56 AM

शिक्का क्र. 5 ची वेळ: 05 / 06 / 2023 11 : 59 : 00 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

क्र.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURAJ SURYAKANT KHAIRE	eChallan	69103332023060315096	MH003034954202324E	346500.00	SD	0001616760202324	05/06/2023
2		DHC		0506202302485	760	RF	0506202302485D	05/06/2023
3	SURAJ SURYAKANT KHAIRE	eChallan		MH003034954202324E	30000	RF	0001616760202324	05/06/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]

13230 /2023

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प्रमाणित करण्यात येते कि सदर
दस्तावेज 05.06.2023 मध्ये 35...
पाने आहेत.
पहिले नंबराने बुकात अ. नं.
... नोंदला





Sharad Madhukar Mali
B.Com., LL.B., ACS, GCIP (Geneva)
Advocate High Court & Trademark Attorney
Mob: 8108038029 / 8454845089

Date: 13/6/2023

Ref: - LDM/COSMOS/0001/2023-24

To,
The Branch Manager,
Cosmos Co-op. Bank Limited
Thane Branch

Respected Sir/Madam,

1) Sub: - Bill For Search and Title Report of Borrower Mr. Suraj Suryakant

Khaire

Sr. No.	Particulars	Qty	Rate	Amount
1.	<u>Flat No. C-10, on 1st Floor. Adm area 30. Sq. Mtrs. (Built up) In the Building known as "YOGAYOG CHS LTD." Constructed on Plot No. CD-149 Survey no. 300/2, 304/4, 299/1.3, 295/2, lying being situated at Village - Majiwade, Taluka - Thane, District - Thane. Within the limits of Thane Municipal Council.</u>	1	Rs. 4,500/- Each	Rs. 3750/-
2.	Search Receipt Charges.	-	Inclusive	Rs. 750/-
Total				Rs. 4,500/-

Please pay by NEFT to
Bank NEFT Details:
Cosmos Bank, Kalyan Branch
Current AC No 062100103681
ISFC SBIN COSB0000062
GPAY NO. 8108038029




Sharad Mali
Advocate High Court

Phone: 9137544920, 8779690541

LDML/TSR/COSMOS/0001/2023-24

Date: 13/06/2023

To,
The Cosmos Co-operative Bank Ltd.
Thane Branch

Sub: - Search and Title report for property being, Flat No. C-10, on 1st Floor, Adm area 30. Sq. Mtrs. (Built up) In the Building known as "YOGAYOG CHS LTD." Constructed on Plot No. CD-149 Survey no. 300/2, 304/4, 299/1,3, 295/2, lying being situated at Village - Majiwade, Taluka - Thane, District - Thane. Within the limits of Thane Municipal Council.

- 1) Name of the Branch: Thane Branch
- 2) Name of the Borrower: Mr. Suraj Suryakant Khaire

(Mention its constitution when Borrower is company /partnership/ LLP) and also mention the details of its directors/partners/designated Partners)

3) Documents Seen:

I have perused the following documents for the purposes of furnishing this legal opinion.

Sr. No.	Document Number	Execution/ Date of Document	Original/Attested Copy/Photocopy/Duplicate and Particulars of the document
1.	Indenture Of Lease Deed of Executed Between Maharashtra Housing And Development AND Yogayog Co-Operative Housing Soc. Ltd.	-----	Photocopy
2.	Indemnity Bond executed Between Mr. Harichandra Jayram patil	26/08/2003	Photocopy



3.	Agreement For Sale Executed Between Mr. HariChandra Jayram Patil AND Raju Ajabrao Gomase	26/08/2003	Photocopy
4.	Agreement For Sale Executed between MR. RAJENDRA AJABRAO GOMASE AND SURAJ SURYAKANT KHAIRE	05/06/2023	Photocopy
5.	Registration Receipt No.	05/06/2023	Photocopy
6.	Index II	05/06/2023	Photocopy
7.	Share Certificate	04/04/2000	Photocopy
8.	Registration Certificate	04/04/2000	Photocopy
9.	Typical Plan	-----	Photocopy
10	Maharashtra Govt. Gazette	13/11/2003	Photocopy
11	Area Certificate of Layout Plan issued by MHADA		Photocopy
12	Regularisation letter issued by Estate Manager MHADA in the name of Rajendra Gomase	05/02/2004	Photocopy
13	Development Agreement between Majiwada 2 Yogayog CHS Limited AND M/s. S. K. Enterprises.	19/08/1999	Photocopy
14	Stamp Duty Challan		

4) DESCRIPTION OF PROPERTY/PROPERTIES/NATURE OF TITLE :

1.	Name of the owner/ Mortgagor	Mr. Suraj Suryakant Khaire
2.	Extent of area	Adm area 30. Sq. Mtrs. (Built up)



3.	Survey No/ Gat No./CST No.	Plot No. CD-149 Survey no. 300/2, 304/4, 299/1,3, 295/2,
4.	Is property leasehold/freehold/Govt. grant etc.	Freehold
5.	Nature of property	Flat
6.	Location	Village - Majiwade, Taluka - Thane, District - Thane. Within the limits of Thane Municipal Council.
7.	Boundaries on or towards for the Plot/flat	As mentioned in Agreement
8.	Confirmed the boundaries of the flat/plot as per approved plan and as per title deed.	As mentioned in Agreement

5) Trace of Title/History of passing of title. Details of antecedent title deeds.

FLOW OF TITLE

Originally Maharashtra Housing And Development 32Ayanty by INDENTURE OF LEASE DEED dated 30th October, 2000 assigned Lease rights for 90 (Ninety) years to the 2/3 Majiwade Yogayog Co-operative Housing Soc. Ltd., a society duly No. registered under the Maharashtra Co-operative Societies Act, 1960 (Mah XXIV of 1961) and bearing Registration MUM/MHADB/TNA/HSG/(TO)/2907/2000-01 dated 04.04.2000, the Plot No.CD-149, at Survey Nos.300/2, 304/4, 299/1,3, 295/2 of Village Majiwade, Thane West totally society plot admeasuring 1341.08 sq.mtrs ("said Plot"). The land has been divided into 25+ 6 = 31 developed plots and has been provided with the necessary common facilities and amenities. Hereinafter referred to and called as the Said Society".

The society granted development right in respect of the said plot to M/s. S. K. Enterprises vide Agreement dated 19/08/1999.

MR. HARICHANDRA JAIRAM PATIL, one of the Promoter member of said society got allotment of Room No. C-10 of 30 sq.mtrs, on and after payment of its share of Lease Premium and cost of Development charges to MHADA according to the said Lease Deed dated 30th October, 2000.

Vide Agreement dated 17/11/2003 between Harichandra Jayram Patil AND RAJU AJABRAO GOMASE, the said Harichandra Jayram Patil has sold the said Flat to RAJU AJABRAO GOMASE. The said Agreement was not registered and therefore the stamp duty was paid on the said Agreement.

By MHADA Letter Dated 05/02/2004, MR. HARICHANDRA JAIRAM PATIL has sold, assigned, transferred the Said Premises to MR. RAJU AJABRAO GOMASE by



Mhada Letter Dated 05/02/2004 for a consideration price and amount, which was paid in total and possession of the said premises was acquired, and Said Society transferred the said membership and share certificate in the name and favour of MR. RAJENDRA AJABRAO GOMASE, and also transferred the said room at the office of Estate Manager-1, K.H. & A.D Board, Mumbai vide Regularization letter No.EM/KB/345/2004 dated 05-02-2004 paying Rs.10,000/- as Regularization fee at the office of as Estate Manager-1, KH. & A.D. Board, Mumbai vide Receipt No. 96331 on 05/02/2004 by MR. RAJENDRA AJABRAO GOMASE has also regularized the said room in the records of Estate Manager, K.H. & A.D. Board, Mumbai and aid stamp duty vide EVN No.A-4754/2008 dated 10-12-2008 along with penalty thereof at the office of Collector of Stamps Thane.

The name of the said MR. RAJU AJABRAO GOMASE has been changed vide Govt of Maharashtra Gazette dated 13/11/2003 to Rajendra Ajabrao Gomase.

MR. RAJENDRA AJABRAO GOMASE, after regularization and paying stamp duty of the said MHADA Letter. Hence the said premises was transferred in the name of TRANSFEROR herein on their application and other compliances by the said Society by its confirmation in the Meeting of the said society and also recorded in the office of Society.

Share Certificate bearing Registration No. MUM/MHADDB/TNA/HSG/TO-2907/2000-01 by Yogayog Co-Operative Housing Soc. Ltd. . dated 04/04/2000.

Vide Agreement For Sale Dated 05/06/2023 registered Under Serial No.TNN2-13230/2023 Dated 05/06/2023 Executed between MR. RAJENDRA AJABRAO GOMASE AND SURAJ SURYAKANT KHAIRE the said Rajendra Gomase has sold Flat No. C-10, on 1st Floor, Adm area 30. Sq. Mtrs. (Built up) In the Building known as "YOGAYOG CHS LTD." Constructed on Plot No. CD-149 Survey no. 300/2, 304/4, 299/1,3, 295/2, lying being situated at ,Village - Majiwade, Taluka - Thane, District - Thane. Within the limits of Thane Municipal Council to SURAJ SURYAKANT KHAIRE for the consideration and upon the terms and conditions stated therein.

6) Detailed information about property to be mortgaged:

Details	Remark of counsel
1. Whether the documents of title given raise to any doubts or suspicion	NO
2. Are all the original title deeds available with the mortgagor; if not, the reasons for non-availability of the same; incase the properties are mortgaged to some other entity, is the original title deed lying with such	Original Title Deed available



entity; does such entity have the certified true copy of any/all of the title deeds and lodgment receipt + acknowledgement letter from registrar for the same.	
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced or to be obtained?	NO
4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment /local laws. State implications of such enactment on the charge proposed to be created?	NO
5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/allotment etc. obtained	No Restrictions
6. Whether provisions of Urban Land (Ceiling & Regulation) Act are applicable? If applicable whether permission obtained.	NO
7. Whether the user land has been converted under land revenue law? Whether N.A. Permission /change of user permission is obtained?	NO
8. Whether required documents are available for creating valid equitable mortgage?	YES
9. What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained.	90 years. Permission of regularisation of MHADA is required.
10. Whether the land is Adiwasi (Tribal) Land?	NO
11. Whether the land /property is owned by HUF? If yes then what precautions to be taken by the Bank	NO

while accepting property owned by HUF	
12. Is land/ property subject to any reservations/ acquisitions/ requisitions?	NO
13. Whether plans for constructions are sanctioned?	YES
14. Whether Commencement certificate issued?	Not Available
15. Whether the project is registered under RERA? And registration certificate is obtained on record	Not Applicable
16. Whether Completion certificate is obtained? (applicable to property which is of ready possession/resale)	Not Available
17. Whether there are any restriction from Corporation such as "education Zone", "Green Zone" Etc.?	NO
18. Is the land taken on lease from State Industrial Development Corporation? If yes whether Tripartite agreement executed?	NO
19. Whether there are any prior encumbrances. If yes details thereof?	No
20. Evidence of possession Findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid upto date or payable.)	To be obtained Latest Property Tax paid Receipt. Latest Maintenance Receipt
21. In case of companies /societies /association /trust Whether	Property is not owned by companies /societies /association /trust
a) Memorandum/bye-laws of the society/association authorize to offer its property as security.	Not Applicable
b) Requisite resolutions have been duly passed by the Company/Society/Association permitting mortgage of the properties in favour of the Bank.	Not Applicable
c) Such resolution sets out the names of the persons who are authorized to create charge over the properties.	Not Applicable



d) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	Not Applicable
22. In case of devolution of property by a will/ succession,	NO
A) Whether probate of will/ succession certificate / Letters of Administration obtained? Details thereof	Not Applicable
B) If probate / succession certificate / Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	Not Applicable
C) The safeguards suggested to ensure title to the property offered as security.	Not Applicable
23) a. Whether title deeds perused are in conformity with the search taken? b. Whether the registered title deeds are in conformity with the scanned copies of the same on IGR site?	YES. The title deeds perused are in conformity with the search taken YES. The registered title deeds are in conformity with the scanned copies of the same on IGR site
24) Whether the chain of title is complete without any missing links	YES
	The Following documents to be obtained by the Bank for creating valid equitable mortgage
<p>a. Original Agreement For Sale dated 05/06/2023 Executed between MR. RAJENDRA AJABRAO GOMASE AND SURAJ SURYAKANT KHAIRE including Registration receipt and Index II.</p> <p>b. Copy of Indenture of Lease Deed of Executed Between Maharashtra Housing and Development AND Yogayog Co-Operative Housing Soc. Ltd. including Registration receipt and Index II.</p> <p>c. Original Indemnity Bond executed Between Mr. Harichandra Jayram patil</p> <p>d. Original Agreement for Sale dated 17/11/2003 Executed Between Mr. HariChandra Jayram Patil AND Raju Ajabrao Gomase.</p> <p>e. Original Stamp Duty paid Challans paid by R A Gomase.</p> <p>f. Original Regularisation letter dated 05/02/2004 issued by MHADA in the name of Rajendra Gomase.</p>	

- g. Original Share Certificate bearing No. 10 by Yogayog Co-Operative Housing Soc. Ltd dated 04/04/2000.
- h. Mortgage NOC issued by the Society in favour of Cosmos Bank.

26) a. Whether any charge on subject property is found on CERSAI Portal?

No

b. If Yes, its Details.

Certificate of title and No encumbrance

I have examined the original Title Deeds relating to the Mr. Suraj Suryakant Khaire I have taken the Search, with the Sub-Registrar of Assurances & Record of Rights for last 30 years vide Search Receipt GRN No. _____ (Original fee receipts enclosed). I certify Mr. Suraj Suryakant Khaire have an absolute, clear and marketable title over the property, subject to Charge / Encumbrance. I further certify that the documents of title referred to under the opinion are perfect evidence of right, title and interest of the borrower / mortgagor.

Place: Thane

Date : 13/6/2023



SHARAD M. MALI

ADVOCATE

SEARCH REPORT

Flat No. C-10, on 1st Floor, Adm area 30. Sq. Mtrs. (Built up) In the Building known as "YOGAYOG CHS LTD." Constructed on Plot No. CD-149 Survey no. 300/2, 304/4, 299/1,3, 295/2, lying being situated at ,Village - Majiwade, Taluka - Thane, District - Thane. Within the limits of Thane Municipal Council.

OWNER: Mr. Suraj Suryakant Khaire

THIS IS TO CERTIFY THAT our search clerk has taken search in respect of the above said property for the period of 30 years in the Office of Sub-Registrar Thane, which is as follows:

Year	Transaction
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL



2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2022	NIL
2023	Agreement For Sale Dated 05/06/2023 Executed between MR. RAJENDRA AJABRAO GOMASE Flat No. C-10, on 1st Floor, Adm area 30. Sq. Mtrs. (Built up) In the Building known as "YOGAYOG CHS LTD." Constructed on Plot No. CD- 149 Survey no. 300/2, 304/4, 299/1,3, 295/2, lying being situated at Village - Majiwade, Taluka - Thane, District - Thane. Within the limits of Thane Municipal Council. AND SURAJ SURYAKANT KHAIRE Registration Under Serial No. TNN2-13230/2023 Dated 05/06/2023

Search Fees challan is enclosed herewith.

Shravani Bhoir
Search Clerk





No.E.M./K.B./340

Date :- 5/2/04

Impounded under Section 73
of Bombay Stamp Act 1958

Collector of Stamps Thane

To, *Rajendra*
Shri.Raju Ajabrao Gomase,
Core House No.C-10, Cluster Plot No.CD-149,
Majiwade 'Yogayog' Co-op.Hsg.Soc.Ltd.,
Majiwade, Thane.

Sub :- Regularization of Core House No.C-10 of
Cluster Plot No.CD-149 at Majiwade, Thane.

Ref :- Your application dated 8.12.2003.

Sir,

With reference to the above, it is to inform you that your request to regularize the core house No.C-10 of Cluster Plot No.CD-149 at Majiwade, Thane in your name is considered by Estate Manager/K.H. & A.D.Board, Mumbai on 4.2.2004 on payment of regularization fee of Rs.10,000/-. As such the Majiwade 'Yogayog' Co-op.Housing Society Ltd., is also requested to allow the transfer the share certificate of core house No.C-10 of Cluster Plot No.149 at Majiwade, Thane in the name of Shri.Raju Ajabrao Gomase.

You are therefore requested to pay Rs.10,000/- towards regularization fee within one month to this office accordingly.

Yours faithfully,

[Signature]
Estate Manager
Konkan Hsg. & Area Dev.Board,
Mumbai.

Copy to Shri.Prakash S.Ghag, Secretary, Cluster Plot No.CD-149, Majiwade 'Yogayog' Co-op.Housing Society Ltd., Majiwade, Thane for information & necessary action.

जा.क्र.एमयुएम/एमएचएडीबी/एचएसजी/(टीओ)/(डीसी)/

12000/1999-2000-2001.

उपनिबंधक, सहकारी संस्था, मुंबई गृहनिर्माण
व क्षेत्रविकास मंडळ यांचे कार्यालय,
गृहनिर्माण भवन, दुसरा माळा, रुम नं. ३६९,
बांद्रा (पु.), मुंबई - ४०० ०५१.

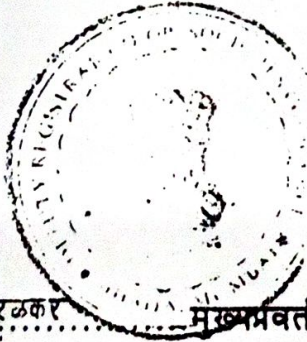
दिनांक : ११ / ११ / २०००

ज्ञापन :

उपनिबंधक सहकारी संस्था, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांचेकडून मंजूर
केलेल्या उपविधीची प्रत, नोंदणी प्रमाणपत्र मार्जिडे योगायोग
सहकारी गृहनिर्माण संस्था मर्यादित, मुंबई, नोंदणी क्रमांक एमयुएम/एमएचएडीबी/एचएसजी
(टीओ)/(डीसी)/12000 / १९९९-२०००, संस्थेच्या वतीने संस्थेचे मुख्यप्रवर्तक
श्री./श्रीमती संजोग सुभाष परळकर, सी-६०२ श्री.ताईनाथ को.अप.हो.वो.
बाकोला, पोलिस लाईन तांताकूज(पू) मुंबई-५५.

यांना देण्यात येत आहे.

श्री. जी. बी. ठाकर सहकारी अधिकारी (प्र.श्रे.) यांनी उपनिबंधक, सहकारी
संस्था, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई यांचेवतीने संस्थेच्या पहिल्या सर्वसाधारण
सभेस हजर राहून, सभा झाल्याबाबतचा अहवाल सभेच्या वृत्ताच्या प्रतिसह सादर करावा.



(संदिप देशमुख.)

उपनिबंधक गृहनिर्माण, सहकारी संस्था,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई

प्रति :

- श्री. संजोग सु. परळकर मुख्यप्रवर्तक, मार्जिडे योगायोग
सहकारी गृहनिर्माण संस्था मर्यादित. पत्तारङ्ग: सी-६०२ श्री.ताईनाथ को.अप.हो.
तो. तं. बाकोला पोलिस लाईन तांताकूज(पू) मुं. ५५.
- मा. शाखाधिकारी, महाराष्ट्र राज्य सहकारी बँक लि. / मुंबई जिल्हा मध्यवर्ती सहकारी
बँक लि. शहर ताळा, ठाणे.
- श्री. जी. बी. ठाकर सहकारी अधिकारी (प्र. श्रे.) यांनी
प्रथम सर्वसाधारण सभा संस्था नोंदणी झाल्यापासून तीन महिन्यांचे आत बोलविली जाईल
याकडे लक्ष पुरवावे.