

REGISTRATION STATION
MUMBAI (EAST)
REGD. NO. 400/01
115, STRYVE ROAD, D/108, 17th

INDIA STAMP DUTY MAHARASHTRA
Rd 0276000/- PB6756
10:51

The City Co-operative Bank Ltd.
M. S. Brahme
Authorized Signatory
Mrs. M. S. Brahme

कलन-४
क्र.सं. E/08/0/93
2/16

Document (Nature of Document)	Agreement For Sale
Registration Details	Registrable / Non Registrable
Stamping Details	183359
Property Description in brief	A-101, Jai Bhalchandra CHS - Dombivli (E)
Stamp Purchasers Name	Mr. Yagnesh J. Mehta
Stamp Duty Amt. and in words	RS. 2,76,000/-
Authorized Person's Full Signature	

Customer's Copy	
THE CITY CO-OP BANK LTD., MUMBAI	
FRANKING DEPOSIT SLIP	
Branch	Mahingar
Date	23/12/2013
Pay to - Amt. Stamp Duty	
Frinking Value	Rs 276,000/-
Service Charges	Rs 10/-
TOTAL	Rs
Name & Address of the Stamp duty paying Party	
Mr. Yagnesh Jai Prakash Mehta	
Mr. Yashraj Yagnesh Mehta	
A/101 Jai Bhalchandra CHS Ltd,	
Gajbandhan Patwardi Prampak Dombivli	
Tel./Mobile No	9819137181
No. of Document	Rs
Date of the Document	
Name of the counter party	S. S. Oak
JD Cheque No	
Drawn on Bank	
Branch	
(For Bank's Use only)	
PAN IN	AMEP18896L
Trans ID	STOHV Rs
	PL-1002 Rs
Frinking Sr No	
Cashier	
Officer	

AGREEMENT FOR SALE AND TRANSFER OF FLAT

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this 24th day of Decr..... 2013,

BETWEEN;

Smt. SMITA SHRIPAD OAK, PAN NO. AAHPO7726L, an adult, Indian Inhabitant, aged about 62 years, residing at Flat No. A/102, Ground Floor, Jai Bhalchandra Co-Operative Housing Society Ltd., Gajbandhan Patwardi Prampak Road, Dombivli (East), Taluka: Kalyan-4, Dist. Thane, hereinafter called "THE TRANSFEROR" whose full name and address shall unless it be repugnant to the context or meaning thereof shall mean and includes his legal heirs, executors, administrators and assigns etc.] of the FIRST PART;



S S Oak

Jai

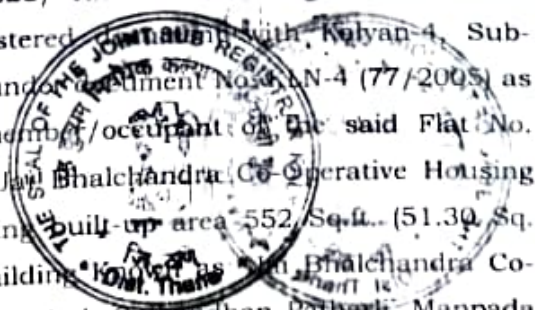
Y. J. Mehta

कलन-४
संव.ज. १९३०/१९३
४१६६

AND
 (1) SHRI. YAGNESH JAIPRAKASH MEHTA, PAN NO. AMEPM8896L aged about 36 years, an adult, AND (2) Mrs. VAISHALI YAGNESH MEHTA, PAN NO. APIPM5378Q, aged about 36 years, Indian Inhabitants, residing at Flat No. A/101, Ground Floor, Jai Bhalchandra Co-Operative Housing Society Ltd., Gajbandhan Patharli, Manpada Road, Dombivli (East), Taluka: Kalyan-421201 Dist. Thane, hereinafter called "THE TRANSFEREE" [which expression shall unless it be repugnant to the context or meaning thereof shall mean and includes his legal heirs, executors, administrators and assigns etc.] of the SECOND PART:-

WHEREAS the transferor is a bonafide member of Jai Bhalchandra Co-Operative Housing Society Ltd., the said society is registered under Maharashtra Co-operative Society Act, 1960 and its registered No. TNA/KLN/HSG/(TC)/596/85-86 on 12.09.1985 in respect of flat No. A-102 admeasuring built-up area 552 Sq.ft. (51.30 Sq. Meters) on ground floor in the building known as "Jai Bhalchandra Co-Operative Housing Society Ltd. Gajbandhan Patharli, Manpada Road, Dombivli (East), Taluka: Kalyan-421201 Dist. Thane, (hereinafter respectively referred to as the said flat and the said Society) situated at Dombivli (East), Taluka: Kalyan-421201 Dist. Thane. Within limit of Kalyan-Dombivli Municipal Corporation, Dombivli Division, and with the registration of District-Thane and Sub-registration Kalyan.

WHEREAS THE TRANSFEROR had purchased a Flat while agreement for Sale on 6th day of January, 2005 from Shri. Rajendra P. Nair and Mrs. Girija Rajendra Nair then transferors was residing at B-10/623/ Iden Garden, Nagar Road, Pune, Maharashtra, and registered with Kalyan-4, Sub-registrar on 6.01.2005 under document No. N-4 (77/2005) as such are the owner/member/occupant of the said Flat No. A/102, Ground Floor, Jai Bhalchandra Co-Operative Housing Society Ltd., admeasuring built-up area 552 Sq.ft. (51.30 Sq. Meters) in the said building known as Jai Bhalchandra Co-Operative Housing Society Ltd. Gajbandhan Patharli, Manpada Road, Dombivli (East), Taluka: Kalyan-421201 Dist. Thane. The



S. S. Oak.

[Signature]

K. V. V. Mehta

true copy of registered document deposited with the records.

कलन-४
Society No. 10
E 1080/93
E 1000

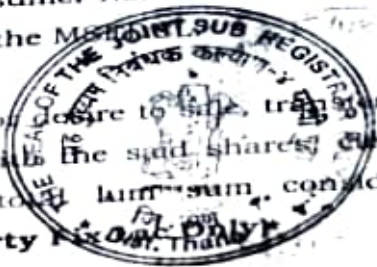
AND WHEREAS THE THEN TRANSFEROR was the original member in society record holding share certificate No. 11 for five shares of Rs. 50/- each total Rs. 250/- of the said flat Jai Bhulchandra Co-Operative Housing Society Ltd. Gajbandhan Patharli, Manpada Road, Dombivli (East), Taluka: Kalyan-421201 Dist. Than. Aforesaid flat purchased from THE BUILDERS known as "M/S SHRINIWAS CONSTRUCTIONS" where agreement for Sale made between with one Rajendra P. Nair and Mrs. Girija R. Nair On 04.10.1985 the said document registered and executed before the Sub-registrar, Kalyan under document registration No. P-3204, the said record incorporated with the society and accordingly share certificate No.11 distinctive no. 51-55 endorsed in the name present TRANSFEROR.

AND WHEREAS the transferor is an absolute owner and sufficiently entitle to the said flat bearing No A-102 in the said society. The Transferor has purchased the said Flat on 06.01.2005 vide registered document and registration No. KLY-4 (77/2005) and become a original member and in possession of the said Flat since 2005.

AND WHEREAS Transferor is being original member holding 5 shares of Rs. 50/- each having a total value of Rs. 250/- bearing distinctive shares no. 51-55 and share certificate no.11 (hereinafter referred to as "THE SAID SHARES") in respect of the said Flat.

AND WHEREAS the transferor has been allotted Electricity Meter No. 76115501677 and Consumer No. 020011762132 connection provided in the said flat by the M&C.

AND WHEREAS the transferor agree to sell, transfer, assign and convey the said Flat alongwith the said shares, Electricity meter connection etc. for the total sum consideration of **Rs.46,00,000. (Rupees Forty Lakhs only)**



AND WHEREAS transferees have expressed their desire to purchase, possess and acquired the said Flat, alongwith the said

S.S. Oak.

Jub

V.V. Mehta

RECEIPT

कलन - ४
ख.क्र. १०४८०१९३
१८/१३

Date: 08.10.2013

RECEIVED with thanks from SHRI YAGNESH JAIPRAKASH MEHTA AND Mrs. VAISHALI YAGNESH MEHTA the sum of Rs.1,00,000/- (Rupees One Lakh only) by cheque No. 357930 dated 08.10.2013 drawn on Cosmos Co-operative Bank Ltd., Dombivli (East) branch) towards the part payment for sale of Flat No. A/102, Ground Floor, admeasuring built up area 552 Sq.ft. (51.30 Sq. Meters) in the said building Known as "Jai Bhalchandra Co-Operative Housing Society Ltd". Situated at Gajbandhan Patharli, Manpada Road, Dombivli (East), Taluka: Kalyan-421201 Dist. Thane.

I SAY RECEIVED

Rs. 1,00,000/-

S. S. Oak .

(Smt. SMITA SHRIPAD OAK)

TRANSFEROR /FIRST PART

Witnesses :-

M. S. Satta
1. Mahadeo Shankararam Satta

Shri. S. S. Oak
2. Mr. P. S. S. Oak



कलन-४
 दस्तक. ६७४७७/१३
 ४२/८७

- बांधकाम गंजुगी -

१) मी. श्रीमती हनुमंतबाई बाबासाहेबराव शिंदे, वसुंधरा नगरपालिका, मंडळ, तालुका, जिल्हा, महाराष्ट्र.
 याबाबतची मंडळी क्र. १२६२/१९६२ मधील परवानगी मिळवण्यासाठी येत आहे.
 २) मी. महाराष्ट्र सरकार, नगर रचना आणि बांधकाम विभाग, मुंबई येथे एक प्रत पाठविली आहे.

दि. २२/११/६२
 मंडळी क्र. १२६२/१९६२
 मंडळी क्र. १२६२/१९६२
 मंडळी क्र. १२६२/१९६२

डोंबिवली नगरपालिका परिषद
प्रारंभ प्रमाणपत्र

महाराष्ट्र प्रादेशिक व महाराष्ट्र नगरपालिका अधिनियम १९६६ चे कलम ४१ व महाराष्ट्र नगरपालिका अधिनियम १९६५ चे (४) अन्वये वा इतर -

मी. श्रीमती हनुमंतबाई बाबासाहेबराव शिंदे, वसुंधरा नगरपालिका, मंडळ, तालुका, जिल्हा, महाराष्ट्र.
 याबाबतची मंडळी क्र. १२६२/१९६२ मधील परवानगी मिळवण्यासाठी येत आहे.
 म. नं. १६ हि वी २

डोंबिवली नगरपालिकेच्या दृष्टीने तुमचे मानवी कंत्राटाला बांधकाम प्रमाणपत्र देण्यात येत आहे.
 बांधकामात पुरविले जाणारे साहित्य बांधकाम परवानगी देण्यात येत आहे.

- अटी -

- १) हे प्रमाण पत्र दिल्याचे तारखेपासून एक वर्षे पुरेसे वैध असेल.
- २) मंडळ बांधकामामुळे नगरपालिकेच्या इंग्लिशमेंट प्लॅनमध्ये अपार कोमपाही सार्वजनिक कार्यात अडथळा निर्माण झाल्यास बांधकाम तुमचे खर्चाने काढून घ्यावे लागेल त्याबद्दल नुकसानभरपाई मिळवून घ्यावे.
- ३) बांधकाम मजूर केलेल्या प्लॅनप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करावे.
- ४) मी. जिल्हाधिकारी, ठाणे यांचेकडून विनगती परवानगी देण्याची जबाबदारी तुमचेबाबत राहिली.
- ५) प्लॅनचे बाजूचे हद्दी पासून आणि घाणीत बाजूने व रोडचे बाजूने नकाशात दाखविलेप्रमाणे अंतर सोडावे.
- ६) बांधकामात कोमपाही प्रकारचा फेरफार पूर्वे परवानगी पंतन्यायिकाय करू नये, तसे केल्याचे भाड्यात आल्यास मंडळी बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- ७) प्लॅन, एरीयाच्या क्षेत्रापेक्षा जास्त जागेत कोमपाही प्रकारचे बांधकाम करू नये.
- ८) उगा जागेवर बांधकाम करावयाचे आहे त्या जागेतली कोमपाही प्रकारचा वाद निर्माण झाल्यास त्यासंबंधीची सर्व जबाबदारी तुमच्यावर राहिली.

(मागे पहा)



Dombivli Municipal Council

BUILDING COMPLETION CERTIFICATE.

कलन-४
31/10/84
52/10

Name of the Owner & Address: ...

Building on Plot No. ...

of Village ...

at Kalyan Dist. Maharashtra

Your letter No. * 300/PWD/...

I do hereby certify that the following building work

Give all details of works completed i.e. no. of floors, no. of rooms etc.

... building ... ground and ...

has been supervised by me and has been completed to my satisfaction that the workmanship and the whole of the materials used are good, and that no provision of the ACT or the Bye-laws; and no requisition made, condition prescribed or issued thereunder, has been transgressed in the course of the work

Sup. Engr. Signature

For ~~Supervision~~ Construction: Signature

[Signature]
Sup. Engr. (G.C. Ord.)
Signature M.E. (S.R.)

Architects Signature

6/10/84

Patina:

- Please quote the Sanction Letter No.

[Handwritten signature]



SCHEDULE 'A'

कलन-०
दस्तावेज नं. १९३
३८/८०

Premises bearing Flat No. A/102, Ground Floor, admeasuring built-up area 552 Sq.ft. (51.30 Sq. Meters) in the said building Known as "Jai Bhalechandra Co-Operative Housing Society Ltd". Situated at Gajbandhan Patharli, Manpada Road, Dombivli (East), Taluka: Kalyan-421201 Dist. Thane, building constructed on non agricultural land the bearing survey No.19, Hissa No. 2, Mouje : Gajbandhan Patharli and also bearing Dombivli City Survey No. 11022, Tikka No.41 admeasuring 1492 yards, within the limits of Kalyan -Dombivli Municipal Corporation, Dist.: Thane.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands, signatures, and marks on the day and year first hereinabove written.

SIGNED AND DELIVERED by the
Withinnamed the TRANSFEROR
Smt. SMITA SHRIPAD OAK
The Party of the First Part,
In the presence of



S. S. Oak

[TRANSFEROR]

1. Mahadeo Shankarji Sath
Mehta
- 2.



SIGNED AND DELIVERED by the
Withinnamed the TRANSFEREES,
SHRI. YAGNESH JAIPRAKASH MEHTA

Y. J.



AND
Mrs. VAISHALI YAGNESH MEHTA
The party of the Second
In the presence of

V. Y. Mehta

[TRANSFEREES]

1. M.
- 2.

