

71/6984

Thursday, October 08, 2015

7:36 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र: 7840

दिनांक 08/10/2015

गावाचे नाव: तिसगाव

दस्तऐवजाचा अनुक्रमांक: कलन2-6984-2015

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: धनंजय कुमार S/O रामाश्रय सिंह - .

नोंदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 700.00

पृष्ठाची संख्या: 35

एकूण:

₹ 30700.00

आपणास मूळ दस्त, थबनेल प्रिंट, सूची-२ व सीडी अंदाजे

7:54 AM ह्या वेळेस मिळाले.

Joint Sub. Registrar Kalyan 2

बाजार मूल्य: ₹.2453000 /-

भरलेले मुद्रांक शुल्क : ₹. 180000/-

सह. दुय्यम निदेशक करपाण क्र. २  
मोबदला: ₹.3000000/-

वर्ग-२

1) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003983185201516E दिनांक: 08/10/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 700/-

मुळ दस्त परत मिळाले.



AND WHEREAS by an Agreement entered into between the said landowners of the one part and **M/s. LOK ENTERPRISES.**, of the other part, the said land Owners have agreed to sell the said property to the said firm for the price and on the terms and conditions mentioned in the said Agreement.

AND WHEREAS **M/S.LOK ENTERPRISES**, i.e. the Developers have been given power to develop and dispose of the flats etc., by the Owners of the by executing an irrevocable General Power of Attorney in favor of the partners of the Developers. The said Developers on the strength of the said Development Agreement and General Power of Attorney have obtained Urban Land (Ceiling) permission, Construction Permission and such other permission from the different competent authorities and accordingly the said Developers i.e. **M/S.LOK ENTERPRISES**, have developed a colony having many buildings.

AND WHEREAS **MR.P.N.RAMAMURTHY**, had purchased a residential flat admeasuring 538 sq.fts. Built up area being and bearing Flat No.303 falling on the 3<sup>rd</sup> Floor of the building known as "C-9" (also known as "SHIVALIK") in the complex known as "LOK DHARA" situated at, Shivalik Lokdhara Co-Operative Housing Society Ltd., Kalyan (East) 421306, Village -Tisgaon, Taluka - Kalyan, Dist-Thane, from the said **M/S.Lok Enterprises**, vide Agreement executed On 28.04.1997 and Registered in the office of the Sub Registrar at Kalyan On 07.05.1997 Vide Book Entry No.2059, for the total consideration of Rs.4,60,000/- (Rupces Four Lakh Sixty Thousand Only). १६६४ २०१५

AND WHEREAS the **MR.P.N.RAMAMURTHY**, here in above has paid the full sale price in respect of the said flat to the said Developers i.e. **M/S. Lok Enterprises.**, and have taken the vacant and peaceful possession of the said flat subject to the terms & conditions appearing and admitted herein the said Agreement for Sale.

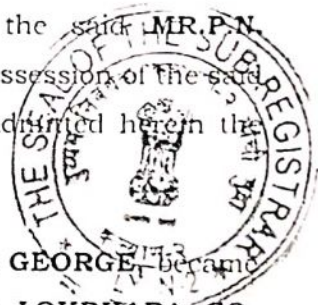
*(Signature)*

*(Signature)*

AND WHEREAS MR.P.N.RAMAMURTHY, became a member of the said Society known as "SHIVALIK LOKDHARA CO-OPERATIVE HOUSING SOCIETY LTD." and the same has been registered and has been give Registration No.TNA/KLN/HSG/(TC)/12125/2000, Dated.29.09.2000.

AND WHEREAS the said MR.P.N.RAMAMURTHY, sold away said flat to MR.JOHN GEORGE & MS.PHILOMINA GEORGE, for a total consideration of Rs.5,60,000/-(Rupees Five Lakh Sixty Thousand Only) and executed the said Agreement On.21.10.2002, and Registered in the office of the Sub-Registrar at Kalyan On.21.10.2002, Vide Book Entry No.3017.

AND WHEREAS MR.JOHN GEORGE & MS.PHILOMINA GEORGE, has paid the full sale price in respect of the said flat to the said MR.P.N. RAMAMURTHY, and had taken the vacant & peaceful possession of the said flat subject to the terms & conditions appearing and admitted herein the said agreement for sale.



AND WHEREAS MR.JOHN GEORGE & MS.PHILOMINA GEORGE, became a member of the said Society known as "SHIVALIK LOKDHARA CO-OPERATIVE HOUSING SOCIETY LTD." and the same has been registered and has been give Registration No.TNA/KLN/HSG/TC/12125/2000, Dated-29.09.2000.

AND WHEREAS the Vendors herein after taking possession of the said Flat, now wants to dispose of the same and as such was in search of prospective Purchasers. The purchasers having come to know of this approached the Vendors and after due discussions the parties have agreed to sell and purchase the said flat for the total Consideration of Rs.30,00,000/-(Rupees Thirty Lakh Only.).

3097	
30	2024
Y	BY

*[Signature]*

Philomina

*[Signature]* Secy to Mr. Mune

12. The Parties have incorporated all the points agreed by them. However, if any aspect/point is missed out inadvertently, the parties are bound to incorporate the same in this Agreement for sale by mutual consent without disturbing the very structure of this Agreement for Sale.

13. The parties have understood the terms and conditions of this Agreement for Sale their true and legal spirit and have agreed to abide by the same.

14. As on this date, to the best knowledge of parties and their information, there is no other dues payable by the Vendors either to the society or to the Governmental/Local authorities relating to the period of occupancy or prior to that and confirms the same. However, should there be any such dues coming to the knowledge of either to the Vendors or Purchasers and should such dues be legally payable by the said Vendors to any Governmental/Local authorities, then in such an eventuality the Vendors shall pay off the same.

15. The Vendors and/or the Purchasers shall not commit any breach of the terms and conditions of this Agreement.

16. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act. (Mah. Act. XV of 1971) and the rules made there under.

### THE SCHEDULE OF PROPERTY

ALL THAT PIECE OR PARCEL of the flat admeasuring 538 sq.fts. Built up area being and bearing Flat No.303 falling on the 3<sup>rd</sup> Floor of the building known as "C-9" (also known as "SHIVALIK") in the complex known as "LOK DHARA" situated at, Shivalik Lokdhara Co-Operative Housing Society Ltd., Kalyan (East) 421306, Village -Tisgaon, Taluka - Kalyan, Dist- Thane, within the Municipal limits of Kalyan Dombivali Municipal



18/11/2014	
27/11/18	2014
C	33

*Philomira* - *Contractor of Lokdhara*

Corporation, Kalyan within the Registration, Sub-District Kalyan in the Dist-Thane in Maharashtra State and it is bounded as under: -

**ALL THOSE** pieces or parcels of land or ground admeasuring about 25 (Twenty five) Acres equivalent to about 1,23,329.25 sq. yards, 1,03,013.044 sq.meters situated at Bandhan Mouje **Tisgaon**, Taluka Kalyan, District Thane, Registration Sub-District of Kalyan bearing the following particulars:

<u>Survey No.</u>	<u>Hissa No.</u>	<u>Acre-Gunthas</u>
15	1	0-26
73/A	1/1	0-5.25
73/B	1/1	1-37
73/B	4/1	0-29
74	2	7-23.75
75	1	9-33.75
75	2/2	0-20
75	3/1	0-34
75	4	0-4.75
75	5	1-22.25
75	6	0-36.25
75	7	0-27
76/B	2	0-1



कलन २	
76/B	
दल क्र. ६६४	२०१५
३०	३५

*Handwritten signature*

*Philomena [Signature]*  
Sanita Kumar

IN WITNESS WHEREOF THE parties hereto have hereunto set and subscribed their respective hands on this day and the date first herein above written.

SIGNED AND DELIVERED BY  
The within named "VENDORS"  
MR. JOHN GEORGE


&


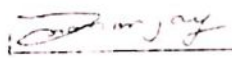

MS. PHILOMINA GEORGE


In the presence of ...

SIGNED AND DELIVERED BY  
The within named "PURCHASERS"

MR. DHANANJAY KUMAR

&

MRS. SARITA KUMARI  
In the presence of


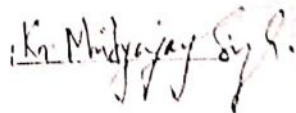

WITNESS:

1) MR. VARGHESE GEORGE.

Kalyan (East) 421306.

2) MR. KUMAR MRITYUNJAY SINGH.

Kalyan (East) 421306.



कलन २	
दस्ता क्र. ६८८४	२०१५
११	३५



08/10/2015

सूची क्र.2

दुय्यम निबंधक - सह दुय्यम कल्याण 2

दस्त क्रमांक : 6984/2015

नोंदणी

Regn 63m

गावाचे नाव : 1) तिसगाव

(1) वित्तेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2453000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग 22/71 नोंद तिसगाव यावरील सर्व नं.15,73अ,73ब,73ब,74,75,75,75,75,75,75,75,76ब देखील लोकधारा कॉम्प्लेक्स मधील शिवालिक लोकधारा को ऑप हौ सो ली "सी-9" बिल्डिंग मधील सदनिका नं.303,तिसरा मजला,क्षेत्र 538 चौ.फुट( ( Survey Number : सर्व नं.15 आणि इतर ; ) ) इतर हक्क :
(5) क्षेत्रफळ	1) 50.00 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(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:-जॉन जॉर्ज - - वय:-38; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव शिवालिक लोकधारा को.ऑप.हौ.सो.लि. , ब्लॉक नं: सी- 9/303, तिसरा मजला, रोड न लोकधारा कॉम्प्लेक्स, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन न -AEBPA4372E 2): नाव:-पिलो पिना जॉर्ज - - वय:-63; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव शिवालिक लोकधारा को.ऑप.हौ.सो.लि. , ब्लॉक नं: सी- 9/303, तिसरा मजला, रोड न लोकधारा कॉम्प्लेक्स, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन न -AOKPA0028G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनंजय कुमार S/O रामाश्रय सिंह - - वय:-35, पत्ता:-, - , इन्कम टॅक्स कॉलनी बिल्डींग नं. 15/बी, रुम नं. 203, रामबाग, पवई, मुंबई , पवई इंडेट , MAHARASHTRA MUMBAI, Non-Government. पिन कोड:-400076 पॅन न -AZTPK3546K 2): नाव:-सरिता कुमारी W/O धनंजय कुमार - - वय:-31, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: इन्कम टॅक्स कॉलनी, ब्लॉक नं: बिल्डींग नं. 15/बी, रुम नं. 203, रामबाग, पवई, मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन न -AZTPK3546K
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	08/10/2015
(11) अनुक्रमांक, खड व पृष्ठ	6984/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	180000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक कल्याण क्र. २  
वर्ग-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Share Certificate No. **02**

Member's Register No. **024**

No. of Shares

**5**

### SHARE CERTIFICATE

## SHIVALIK LOKDHARA CO- OPERATIVE HOUSING SOCIETY LIMITED

Shivalik C-7, C-8, C-9 Building, Society's Office, Lokdhara, Kalyan (East). Pin - 421306.

Registered under Section 9 (1) of the Maharashtra Co-Operative Societies Act, 1960. (Maharashtra Act XXIV of 1961) Reg No. TNA/KLN/HSG/(TC)/12125/2000-01 DATED 23-09-2000

Authorised Share Capital Rs. 70,00,000/- Dividend in to 1,40,000/- Shares of Rs. 50/- each,

This is to certify that ~~Smt.~~/Shri **P.N. RAMAMURTHY (G9/303)**

of Kalyan, istare the Registered holders of **FIVE** Fully paid Shares of Rupees **FIFTY** each numbered from **6** to **10**

inclusive in SHIVALIK LOKDHARA CO-OPERATIVE HOUSING SOCIETY LIMITED Subject to the

Bye Laws of the Said Society.



given under the Common Seal of the Society of Kalyan

this **26th** day of **June** 20**04**

  
(Mg. C. Member)

  
(Secretary)

  
(Chairman)

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No	Page No of Transferor	To Whom Transferred	Page No of Transferee
21.10.02	1	02	<p><b>JOHN GEORGE</b></p> <p><i>Authorised M.C. Member</i></p> <p><i>Chairman</i></p>	<p><i>Secretary</i></p>
			<p><i>Authorised M.C. Member</i></p> <p><i>Chairman</i></p>	<p><i>Secretary</i></p>
			<p><i>Authorised M.C. Member</i></p> <p><i>Chairman</i></p>	<p><i>Secretary</i></p>

