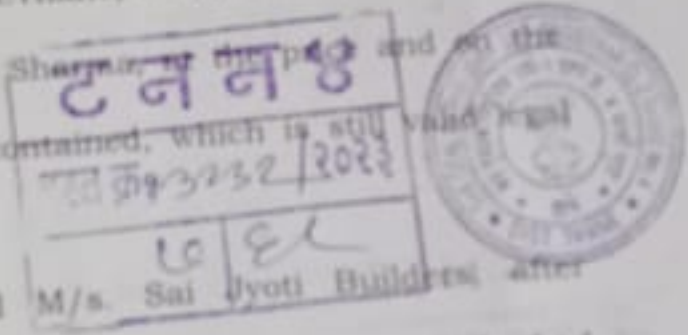


WHEREAS originally (1) Mrs. Godabai Balya Patil (2) Mr. Kamlakar Balya Patil (3) Mrs. Kamlubai Vasudev Patil & Others, were the owners of all that property bearing Old Survey No. 136, New Survey No. 98, Hissa No. 2B, admeasuring 1390 sq yards, situated lying and being at revenue village Khari, Bhayandar (East), Taluka & Dist: Thane within the limits of Mira-Bhayandar Municipal Corporation, in the area of Registration District & Sub-District office of Bhayandar /Mira/Thane.

AND WHEREAS the said (1) Mrs. Godabai Balya Patil (2) Mr. Kamlakar Balya Patil (3) Mrs. Kamlubai Vasudev Patil & Others, vide Agreement for sale & subsequently Power of Attorney dated 15-10-1981, had assigned, transferred and sold all their rights, title, interests and share in respect of the said property bearing Old Survey No. 136, New Survey No. 98, Hissa No. 2B, admeasuring 1390 sq. yards, situated lying and being at revenue village Khari, Bhayandar (East), Taluka & Dist: Thane, to M/s. Sai Jyoti Builders, Through its Partner Mr. Yogesh Sharma and on the terms and conditions therein contained, which is still valid legal and subsisting.

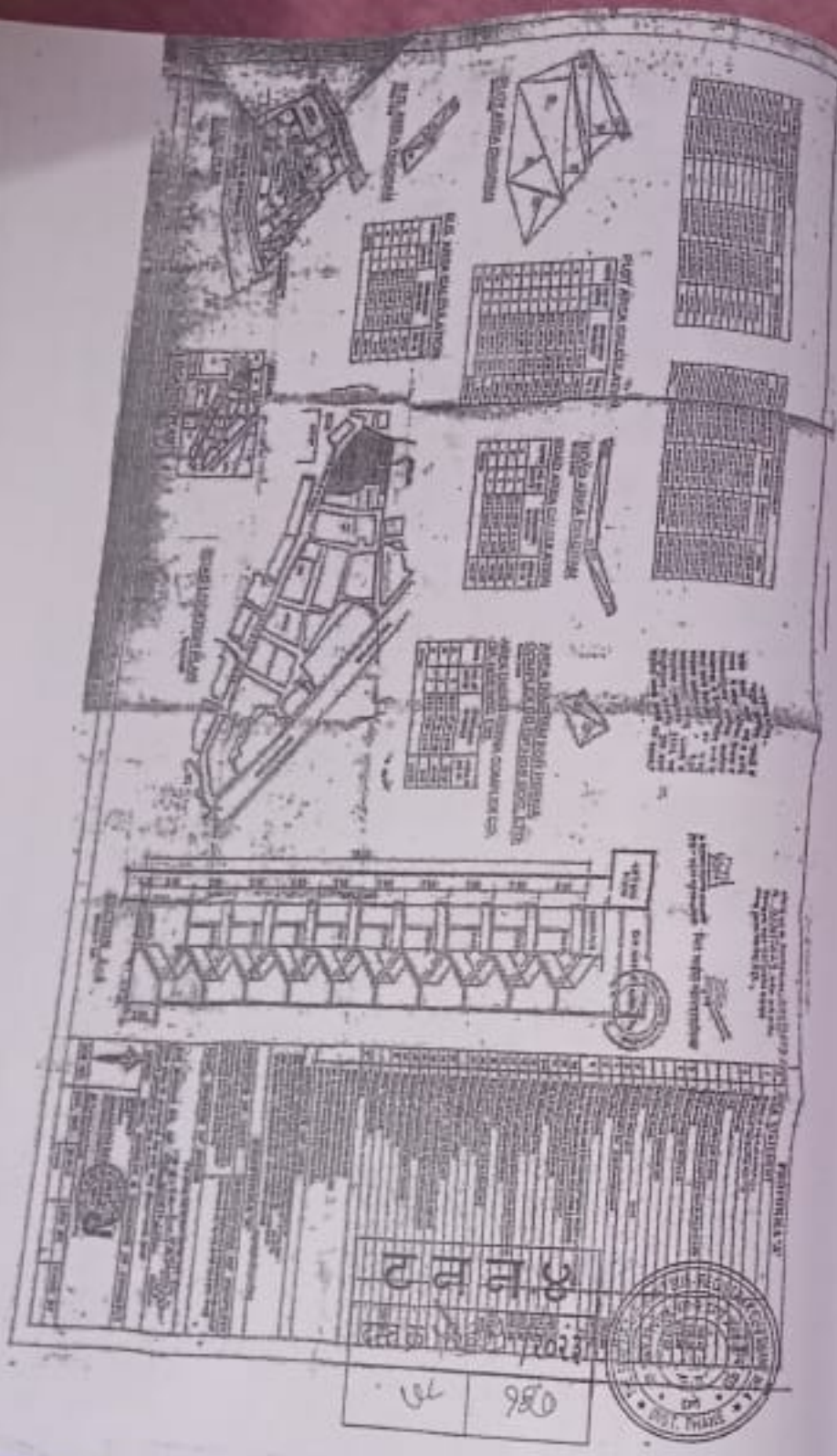
AND WHEREAS the said M/s. Sai Jyoti Builders after obtaining necessary permissions, sanctions and approvals had constructed building known as "SHREE SAI BHAVAN" on the said property and had sold all that constructed premises flats/shops in the said building to various persons at the price and on the terms & conditions therein contained.



Yogesh Sharma
 योगेश शर्मा

Anil Kumar Mondal
 MALLIKA MANDAL

Mondal-5.
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 दि. ११/११/२०२३
 ५८ ११०

टन न ४
 दि. ११/११/२०२३
 ५८ ११०



महाराष्ट्र शासन
 राजपुत्र विभाग
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टन न ४
 दि. ११/११/२०२३
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टन न ४
 दि. ११/११/२०२३
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भारत गणराज्य
महाराष्ट्र शासन

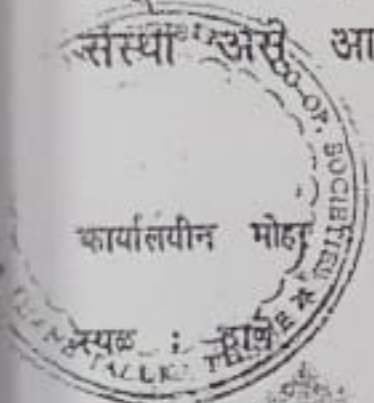
नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / (टि.सी.) / ३८-२९ / १०-११

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,
श्री साई भवन कोऑपरेटिव्ह वॉशिंग सोसायटी लि. माहे नंद

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए. / (टी.एन.ए.) / एच.एस.जी. / (टि.सी.) / ३८-२९ / १०-११ दिनांक ११ / १९९० ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून उप-वर्गीकरण भाडे करू सह भागीदारी गृह निर्माण संस्था असे आहे.



दिनांक : २९ / ११ / १९९०

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दस्त क्र. १३२३२/२०२३
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AND WHEREAS it is agreed by and between the society members & developers that the society members shall be allotted flats/shops with reduced area of 13% from their existing flats / shops area in the newly constructed building. (including Balcony, D.B. F.B. O.P., area under staircase and passage area)

(a) The building to be constructed will be Ground + Nine (9) Floors and/or more Upper Floors.

(b) The construction time period will be 36 months from the date of final revised C.C.(Commencement Certificate), Plinth Certificate, and with further grace period of 12 months.

AND WHEREAS in the premises aforesaid, the Developer/s herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property, more particularly described in the First Schedule hereunder written.

AND WHEREAS the Dy.Collector and the competent authorities of Thane, has granted permission to develop the said property under the provisions of Urban Land (Ceiling & Regulation) Act, 1976, vide its order No.ULC/TA/SECTION-20/ MIRA/ SR. _____, Date: _____ . And Revised order No.ULC/TA/ W. S.

H. S. 20/SR. _____, Dated: _____
ट न न ४
AND WHEREAS the Collector of Thane has granted N.Permission दस्तक १३२३५/२०२३ in respect of the said property vide Letter No.Mansul/K-1 T-2/MIRE-THANE/NAP/SR-62974 Dated: 5-12-1974.

AND WHEREAS the Mira Bhayandar Municipal Corporation, had sanctioned the commencement certificate Vide its Letter No. Mira Bhayandar/MNP/NR-1023/2015-16, Dated: 9-06-2015,

Anil Kumar
24/11/2019
Amal Kumar Mondal
MALLIKA MANDAL

भारत सरकार
Government of India



अमलकुमार श्यामसुंदर मंडल
Amal Kumar Shyam Sunder Mondal
जन्म वर्ष / Year of Birth: 1984
पुरुष / Male

Amal

4263 3042 3432



आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



मल्लिका अमलकुमार मंडल
Mallika Amal Kumar Mandal
जन्म तारीख / DOB: 02/02/1992
स्त्री / Female

MALLIKA

9378 4710 4304



माझे आधार, माझी ओळख

भारत सरकार
Government of India



अशोक कुमार भारगव
Ashok Kumar Bhargav
जन्म तारीख / DOB: 30/05/1964
पुरुष / Male

Ashok Kumar

4575 6297 5196



आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



सरोज भारगव
Saroj Bhargav

सरोज भारगव

जन्म वर्ष / Year of Birth: 1976
महिला / Female

4170 5312 9083




आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



जयन्त दालुई
Jayanta Dolui
जन्म तारीख/DOB: 15/05/1984
पुरुष/ MALE
Mobile No: 7738280460

3461 4888 4315
VID : 9147 6818 4186 3522

Jayanta Dalui

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMAL KUMAR MONDAL
SHYAM SUNDAR MONDAL
01/01/1984

Permanent Account Number
AUFPM6077J

Amal Kumar Mondal



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MALLIKA AMAL MANDAL
TUSAR PATRA
02/02/1992

Permanent Account Number
CRGPM3764A

MALLIKA MANDAL

MALLIKA MANDAL



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHARGAV ASHOK KUMAR
KANIYALAL BHARGAV
30/05/1964

Permanent Account Number
APHPB3409C

Ashok Kumar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAROJ BHARGAV
SHAYAM LAL BHARGAV
30/08/1976

Permanent Account Number
CJCPB9282Q

सरोज भारगव

Signature



भारत सरकार
GOVERNMENT OF INDIA



राधेश्याम देवतादीन शर्मा
Radheshyam Devtadin
Sharma
जन्म तारीख/ DOB: 01/10/1956
पुरुष / MALE

R.S. Sharma



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दस्त क्र. १३२३ ४/२०२३
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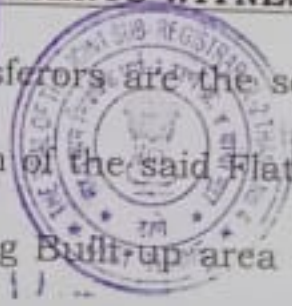
AND WHEREAS as aforesaid the Developer/s is/are supposed to allot an area admeasuring 422 square feet, which is 13% reduced area from the old area occupied by the existing member herein.

AND WHEREAS the Vendors/Transferors have agreed to assign / sell/ transfer their right, title and interest under the said Agreement for Sale with Builders in respect of the Flat Premises No.606, for total sale consideration of Rs.25,00,000/- (Rupees Twenty-five Lakh only), as full and final sale consideration herein and Vendors/Transferors agreed to transfer the Share Certificate to the said Purchasers/ Transferees without any interruption/ objection of any nature of whatsoever and also undertake to admit and attend for lodging and execution of this Agreement with Sub-Registrar of Assurance Thane asper Indian Registration Act, 1908.

AND WHEREAS the Vendors/Transferors have agreed to sell / assign/ transfer their right, title and interest under the said Agreement for Sale with Builders in respect of the said Flat premises and the Purchasers / Transferees have agreed to acquire the said Flat premises on "OWNERSHIP BASIS" on the terms and conditions hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH AS UNDER:

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दस्तावेज	१३३३/२०२३
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1. The Vendors/Transferors are the sole exclusive and absolute owner and in possession of the said Flat premises bearing No.606, on the Sixth floor having Built-up area 392 sq.feet i.e. 36.42 sq. meters Built-up or there about in the Building known as "SAI VANDANA" and Whereas Society known as Shree Sai Bhavan Co-operative Housing Society Ltd., B.P.Cross Road No.3(South), Bhayandar (E), Dist : Thane-401 105.

Anand Kumar

21/11/2023

Anand Kumar Mondal
MALLIKA MANDAL

c) The Vendors / Transferors will hand over the possession of said flat premises to the Purchasers/Transferees and the Purchasers / Transferees will take over the possession of the said flat premises subject to payment of full and final agreed sale consideration to the Vendors/Transferors. The Purchasers/ Transferees hereby confirm that they have inspected the said flat premises which are found to be in perfect condition.

4. The Vendors/Transferors hereby declare that :

a) The said Flat premises is free from all encumbrances liabilities including Income Tax charges, claims and demands of any nature whatsoever and.

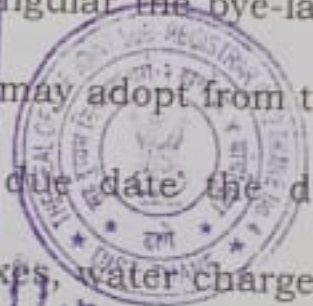
b) They have not mortgaged, hypothecated, transferred, assigned or in any other way encumbered or alienated their right, title and interest in the said Flat premises on or before the date of execution of the Agreement for Transfer.

5. The Purchasers/Transferees hereby declare and assure that they will:

a) Observe and perform all the terms and conditions and obligations contained in the said Agreement for sale with the Builders.

b) Abide by all and singular the bye-laws rules and regulations of the society or which it may adopt from time to time pay regularly as per bye-laws on the due date the dues payable including the periodical rates and taxes, water charges and all other out goings if in force from time to time in respect of said Flat premises and shall not with hold the same for any reason whatsoever.

जन ४
दस्तावेज क्र. १३२३२/२०२३
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Amal Kumar
21/12/23

Amal Kumar Mondal¹⁵
MALLIKA MANDAL

6. It is expressed to WILFUL, DEF to complete the not complete action as per S
7. The Vendor and discharge water charges inclusive of th
8. The amount donation for purchasers/ equal share
9. The Vendor shall get tr 92, for five No.456 to Purchaser
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their development rights, title, interests and share in respect of the said property bearing Old S.No.136, New S. No. 98, Hissa No.2B, admeasuring 1390 sq.yards (i.e. 1331 sq.yards + 211 sq.yards, Potkharaba-152 sq.yards, on which building is already constructed, situated lying and being at revenue village Khari, Bhayandar (East), Taluka & Dist:Thane, to M/s.Earth Enterprises, Represented by its Parnters(1)Mr.Maheshchandra R. Pathak (H.U.F.) (2) Mr. Vivek V. Sharma,(3) Mr.Vishal R.Gupta, on the terms & conditions therein contained, which is still valid legal and subsisting.

AND WHEREAS thus the Developer/s have agreed to provide a total One Hundred Two (102) New Flats/Shops to the society for its existing members in the New Building, Partnership basis, in lieu of the existing One Hundred Two (102) Flats/Shops in the Existing Building as and by way of permanent alternte accommodation. Hereinafter the One Hundred Two (102) New Flats/Shops to be provided to the members of the society shall collectively be referred to as the "Members Premises" and the remaining flats and premises in the New Building shall belong to the Developer/s (Hereinafter referred to as the "Developers Premises") and are at their disposal to be dealt with and disposed off in such manner as

they deem fit and to receive and appropriate the sale proceeds to themselves.
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 AND WHEREAS subsequently the said society i.e. M/s. Shree Sai Bhayan Co-operative Housing Society Ltd., have also executed

Agreement for Re-development dated:01-07-2019,duly registered, under Document Sr. No.TNN-10/5613-2019, Receipt No.6269, dated 1-7-2019, at the office of Sub-Registrar Thane No.-10,

Anshu Kumar
 2-12-2023 21/5/19
 Amal Kumar Mondal
 MALLIKA MANDAL

in favour of M/s.E
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11. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and Maharashtra Ownership (Regulation of the promotion of construction, sale management, transfer), Act 1963 and Maharashtra Ownership (Regulation of the promotion of construction etc.) Rules 1964 or any modification, amendments or re-enactment thereof for the time being in force or any other provisions of law applicable hereto.

12. The Title deeds, all Chain Agreements, Share Certificate, Dues Certificate of Society, Receipt which the Vendors/ Transferors herein are handing over to the Purchasers /Transferees.

13. The Purchasers/Transferees shall bear and pay the charges towards the stamp duty/Registration fees as may be in force and there after lodge this Agreement for Registration with the concerned Sub-Registrar of the Assurance within the prescribed time limit and Vendors / Transferors agreed to attend and admit execution thereof as per Indian Registration Act 1908.

THE SCHEDULE ABOVE REFEREED TO :

ALL THAT Flat Premises bearing No.606, on the Sixth floor having Built-up area 392 sq.feet i.e. 36.42 sq. meters Built-up or there about in the Building known as "SAI VANDANA" and Society known as Shree Sai Bhavan Co-operative Housing Society Ltd., B. P. Cross Road No.3(South), Bhayandar, (E) Dist:Thane-401 105, situated on plot of land bearing Old Survey No.136, New Survey No.98, Hissa No.2B, admeasuring about 1390 Sq. Yards situated, lying and being in the Revenue Village Khari, Taluka & Dist: Thane within the limits of Mira-Bhayandar Municipal Corporation.

टनन ४
दस्तावेज १३२३२/२०२३
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ASHOK KHANNA
श्री साई भवन
Amal Kumar Mondal
MALLIKA MANDAL

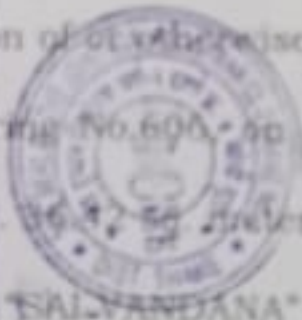
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Whereas said SHRI RATANLAL K. BHARGAV died on _____ at Bhayandar (E), and the said Flat was transferred in the name of his real and legal wedded Wife and legal heir Smt. Saroj Ratanlal Bhargav on the transferor herein.

AND WHEREAS by and under an Agreement for Permanent Alternate Accommodation dated 24th day of January 2023, entered into between M/S. EARTH ENTERPRISES, a partnership firm, having its office at Shop No.5, Krishna Dham, B. P. Cross Road No. 5 (North), Bhayandar (E), Dist: Thane-401 105. Hereinafter referred to as the Developer/s of the party of the "ONE PART" AND SHRI ASHOK KUMAR KANHAIYALAL BHARGAV & SMT. SAROJ RATANLAL BHARGAV of the OTHER PART acquired said flat premises on "OWNERSHIP BASIS" on payment of full and final sale consideration therefore mentioned therein and took possession thereof. The said Agreement for Permanent Alternate Accommodation was duly registered in the office of the Joint Sub-Registrar Thane-4, dated 24th day of January 2023 vide document No. TNN4-1335-2023 and Receipt No.1532 respectively.

WHEREAS Vendors/Transferors are the absolute owners and in

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area 392 sq feet	
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exclusive possession of of otherwise well and sufficiently entitled to Flat Premises bearing No.690, on the Sixth floor having Built-up area 392 sq feet in 36.42 sq meters Built-up or there about in the Building known as "SALVANDANA" and Whereas Society known as Shree Sai Bhavan Co-operative Housing Society Ltd., having Registration No. TNA/(TNA)/HSG/ (TC)/3821/1990-1991, Dated 21st day of November 1990, (More particularly described in the schedule given hereunder written).

Amal Kumar Mondal
MALLIKA MANDAL

for construction of building consisting of Ground+Nine (9) Floors and / or more Upper Floors.

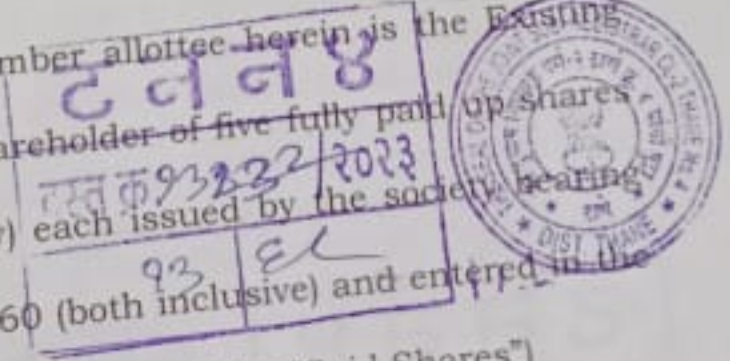
AND WHEREAS subsequently the Developer/s have applied for revised permission, sanction and approvals of building plan to the Mira-Bhayandar Municipal Corporation, for construction of building consisting of Ground+ Nine (9) Floors and/or more Upper floors, by utilizing/ consuming extra TDR/FSI.

AND WHEREAS the said M/s.Estate Investment Company Pvt.Ltd., have issued their N.O.C. order No.EI/NOC/1104/2014, Dated 18-04-2014, to M/s. Earth Enterprises, and the Mira-Bhayandar Municipal Office, Thane Collector, for granting N.A. permission and sanction of building plans in respect of the above mentioned property.

AND WHEREAS the said Fire Fighting Department Vide its Letter No.MNP/AGNI/1003/2013-14, Dated: 06-01-2014, have issued N.O.C. to the Developer/s herein for development of the said property.

AND WHEREAS the member allottee herein is the Existing Member of the society and shareholder of five fully paid up shares of Rs.50/-, (Rupees Fifty Only) each issued by the society bearing distinctive shares No.456 to 460 (both inclusive) and entered in the Share certificate No.92 (Hereinafter called the "Said Shares")

AND WHEREAS as such member of the society, the member allottee is in use and occupation of Old Flat Premises Bearing Flat No.B-209 on the Second Floor, admeasuring 485 sq.feet built-up area (inclusive of balconies) In the existing building (Hereinafter referred to as the "Said Existing Premises") in the existing building "SHREE SAI BHAVAN" standing on the said plot.



Amal Kumar Mondal
MALLIKA MANDAL

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand seal of these presents the day and year first herein above written.

SIGNED SEALED AND DELIVERED)

by the within named "VENDORS/)

TRANSFERORS")

SHRI ASHOK KUMAR KANHAIYALAL)

BHARGAV)

Ashok Kumar

Pan Card No.)

Aadhar Card No.4575 6297 5196)

SMT.SAROJ RATANLAL BHARGAV)

Pan Card No. *सरोज कान्हैयालाल*)

Aadhar Card No. 4170 5312 9063)

in the presence of.....)

- R. S. Shrivastava*
- Jayanta Dohari*



SIGNED SEALED AND DELIVERED)

by the within named "PURCHASERS)

TRANSFEREES")

SHRI AMAL KUMAR SHYAMSUNDAR)

MONDAL)

Amal Kumar Mondal

Pan Card No. AUFPM6077J)

Aadhar Card No. 4263 3042 3988)

SMT, MALLIKA AMAL KUMAR MANDAL)

Pan Card No. CRGPM3764A)

Aadhar Card No. 9378 4710 4304)

in the presence of.....)

- R. S. Shrivastava*
- Jayanta Dohari*



र न न ४
 बस क्र 3232/2023
 SMT, MALLIKA AMAL KUMAR MANDAL



MALLIKA MANDAL ..18.

A N D

SHRI AMAL KUMAR SHYAM SUNDAR MONDAL & SMT. MALLIKA AMAL KUMAR MANDAL, both are adult, Indian Inhabitant residing at Flat No.B/308, Sai Aashis Apartment, Near Nagindas Pada Market, Nagindaspada, Nallasopara (East), Taluka Vasai, Dist: Palghar-401 209. Hereinafter called and referred to as the **"PURCHASERS /TRANSFEEEE"** (Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) of the **SECOND PART**.

Whereas the vendors/Transferors are the absolute owners and exclusive possession along with the share capital of or otherwise well and sufficiently entitled to the Old Flat Premises No.B/209 on the Second floor, Society known as Shree Sai Bhavan Co-operative Housing Society Limited, built-up area 485 sq. feet. i.e. 45.07 sq. meters Built-up area. The said society building was in dipliated condiction and said society building was re-constructed and executed Fresh Agreement and possession of Flat No.606 on the Sixth floor in the newly constructed society building known as "Sai

Vandana" and society known as Shree Sai Bhavan Co-operative

<p>ट न न ४ Housing Society Limited</p>	<p>measuring about 392 sq. feet. i.e. 36.42</p>
<p>दस्त क्र १३२३२/२०२३ sq. meters</p>	<p>at the about. (More particularly described</p>
<p>the schedule hereunder written).</p>	<p></p>



Amal Kumar

मल्लिका मण्डल

*Amal Kumar Mondal
MALLIKA MANDAL*

AND WHEREAS the Purchaser/s Member allottee/s therein had formed society asper the provisions of Maharashtra Co-operative Societies Act, 1960 and Rule 1961, and Mode Bye-laws bearing Registration No.TNA/(TNA)/HSG/(TC)/3821/1990-1991, Dated 21st day of November 1990. And whereas individual flats/shops owners/holders therein become the members of the society herein and there are total One Hundred Two (102) members in the society i.e. "SHREE SAI BHAVAN" Co-operative Housing Society Ltd.,

AND WHEREAS subsequently the said original owners vide Deed of Conveyance dated 5-10-2010, duly executed and registered, under Document Sr.No.TNN-4/9252/2010, Dated: 5-10-2010, at the office of Sub-Registrar Thane No.4, had assigned, transferred and conveyed all that property bearing Old Survey No.136, New Survey No.98, Hissa No.2B, admeasuring 1390 sq. yards (i.e. 1331 sq.yards + 211 sq.yards, Potkharaba - 152 sq.yards, on which building Heena Complex is already constructed) situated lying and being at revenue village Khari, Bhayandar (East), Taluka & Dist: Thane, in favour of M/s.Shree Sai Bhavan Co-op. Hsg.Society, on the terms and conditions therein contained.

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दस्त २३२३२/२०२२
Co-operative Housing Society Ltd.

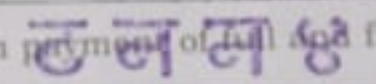


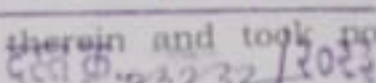
AND WHEREAS the said society i.e. M/s.Shree Sai Bhavan Co-operative Housing Society Ltd., hereinafter are the owners of all that property bearing Old Survey No.136, New Survey No.98, Hissa No.2B, admeasuring 1390 sq.yards (i.e. 1331 sq.yards + 211 sq.yards, Potkharaba - 152 sq.yards, on which building Shre Sai Bhavan, is already constructed) situated lying and being at revenue village Khari, Bhayandar (East), Taluka & Dist: Thane,

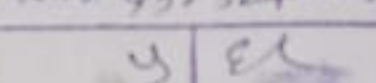
Ashok Kumar
 21/11/2022
 Amal Kumar Mondal
 MALHIKA MANDAL

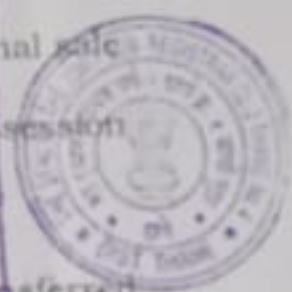
WHEREAS vendors/Transferors are the absolute owners and in exclusive possession of or otherwise well and sufficiently entitled to Flat Premises bearing No.606, on the Sixth floor having Built-up area 392 sq. feet i. e. 36.42 sq. meters or there about in the Building known as "Sai Vandana" and Whereas Society known as Shree Sai Bhavan Co-operative Housing Society Ltd., having Registration No. TNA/(TNA)/HSG/(TC) /3821/1990-1991, Dated 21st day of November 1990 More particularly described in the schedule given hereunder written.

AND WHEREAS by and under an Agreement dated 21st day of April 1983, entered into between M/S. SAI JYOTI BUILDERS, a Partnership firm, having its office at Sai Bhavan, Behind Mini Market, B.P.Cross Road, Bhayandar (E), Dist: Thane-401 105. Hereinafter referred to as the Developer/s of the party of the "ONE PART" AND SHRI B. GOMES of the OTHER PART acquired said Flat premises on "OWNERSHIP BASIS" on payment of full and final sale consideration therefore mentioned therein and took possession thereof.









AND WHEREAS the said SHRI B. GOMES, sold/ transferred the said Flat to SHRI ASHOK KUMAR K. BHARGAV & SHRI RATANLAL K. BHARGAV the purchasers/Transferees therein and Vendor/ Transferor herein on OWNERSHIP BASIS vide an Agreement for Transfer dated 19th day of April 1997, paid the full and final agreed sale consideration and took possession thereof.

Amel Kumar Mondal

Ashok Kumar
रतनलाल भर्गव

MALLIKA MANDAL

SCANNED

22/23

Receipt (pavli)



76/13232

Tuesday, July 18, 2023

3:37 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 14907

दिनांक: 18/07/2023

सावाचे नाव: खारी

दस्तऐवजाचा अनुक्रमांक: रतन4-13232-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अमल कुमार श्याम सुंदर मंडल - -

नोंदणी फी

₹. 26700.00

दस्त हाताळणी फी

₹. 1360.00

पृष्ठांची संख्या: 68

एकूण:

₹. 28060.00

आपणास मूळ दस्त, खंबनेव प्रिंट, मूची-२ अंदाजे
3:55 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 4

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

वाजार मूल्य: ₹. 2669221.8 /-

मावदला ₹. 2500000/-

भरलेले मुद्रांक शुल्क: ₹. 186900/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1360/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1807202306882 दिनांक: 18/07/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 26700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004301025202324R दिनांक: 27/06/2023

बँकेचे नाव व पत्ता: Panjab National Bank

Amal Kumar Mondal

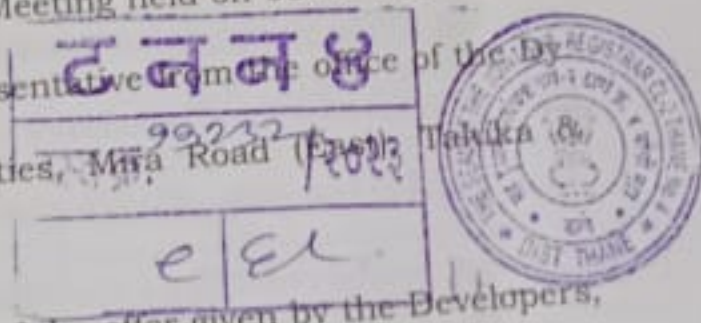
मुळ दस्तऐवज परत मिळाला

within the limits of Mira-Bhayandar Municipal Corporation. In the
are of Registration District & Sub-District office of Bhayandar/
Mira/ Thane. More particularly described in the First Schedule
hereunder written. (Hereinafter referred to as the "Said Property").

AND WHEREAS the existing building on the said property is old
and in dilapidated condition. The said building consists of Ground
+ Three Upper Floors and has One Hundred Two (102) numbers of
tenements. The said Tenements are occupied by the members of
the society as per list mentioned in the Annexure II hereunder
written.

AND WHEREAS accordingly the society invited bids from
various Developers of repute and ultimately the offer of the
Developer/s herein, to demolish the Existing buildings and
construct a new building on the said plot, was unanimously
accepted at the Special General Meeting held on 06-07-2008, under

the supervision of the said representative from the office of the Dy
Registrar of Co-operative Societies, Mira Road (East), Malvika
Dist: Thane.



AND WHEREAS as a part of the offer given by the Developers,
th Developers as the owners of the said property, agreed to convey
the reversionary rights in respect of the said property in favour of
the society, simultaneously with the society executing the
Redevelopment Agreement in favour of the Developers.

AND WHEREAS the said society i.e. M/s. Shree Sai Bhavan
Co-operative Housing Society Ltd., by Agreement for development
dated 25-09-2010, had agreed to assign, transfer and convey all

Amal Kumar Mondal
24/11/10
Amal Kumar Mondal
MALLIKAMANDAL ..8.

2. The Purchasers / Transferees have agreed to acquire/ Purchase from the Vendors/Transferors and the Vendors / Transferors have agreed to assign/sell and Transfer the said Flat premises on "OWNERSHIP BASIS" to the Purchasers/Transferees for the total full and final sale consideration of Rs.25,00,000/- (Rupees Twenty-five Lakh Only) in full and final settlement of their claim to the said Flat premises subject to terms, conditions and obligations contained in the said Agreement for Sale with the Builders.

3.a) The Purchasers/Transferees have paid to the Vendors/ Transferors the sum of Rs.10,00,000/-(Rupees Ten Lakh Only) being part payment of agreed sale consideration of the said flat premises hereby agreed to acquire on "OWNERSHIP BASIS" by them. (The payment and receipt where of the vendors/Transferors do hereby admit and acknowledge of and from the purchasers/ Transferees).

b) It is mutually agreed by and between the parties here to that the Purchasers /Transferees will make the payment of balance sale consideration of Rs.15,00,000/-(Rupees Fifteen Lakh only) within 45 days from the date of registration by obtaining the loan, from the financial institutions / Banks and the Vendors/ Transferors hereby undertakes that they will co-operate by all the means to obtain the loan and provide all the documents, papers, No-objection certificate from society and any other documents and papers related to the land and building and its construction immediately on demand of Purchasers/ Transferees.

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Achok Kumar
24/11/2023
Amal Kumar Mondal
MALLIKA MANDAL

RECEIPT

RECEIVED of and from the within named Purchasers
Transferees **SHRI AMAL KUMAR SHYAMSUNDAR MONDAL &
SMT. MALLIKA AMAL KUMAR MANDAL**, for sale and the transfer
of said Flat No.606, on the Sixth floor in the Building known as
"SAI VANDANA" and Society known as Shree Sai Bhavan Co-
operative Housing Society Ltd., B.P.Cross Road No.3 (South)
Bhayandar (E), Dist: Thane-401 105, the sum of Rs.10,00,000/-
(Rupees Ten Lakh Only) as and by way of part payment of sale
consideration pay by Transferees to us as per the said Agreement
for Transfer as mentioned by Cheque. The details are as under:-

<u>Date</u>	<u>Amount</u>	<u>Cheque No.</u>	<u>Drawn bank</u>
11-02-2022	Rs. 51,000.00	130510	Cantral Bank of India,Bhuleshwar
24-02-2022	Rs.1,50,000.00	417234	Cantral Bank of India,Bhuleshwar
16-03-2022	Rs.2,00,000.00	417245	Cantral Bank of India,Bhuleshwar
15-11-2022	Rs. 50,000.00	417244	Cantral Bank of India,Bhuleshwar
06-02-2023	Rs. 75,000.00	417243	Cantral Bank of India,Bhuleshwar
18-04-2023	Rs.1,00,000.00	UTR 310845328627	

Rs.10,00,000.00
=====

(Rupees Ten Lakh Only)

WITNESS :-

1. *R-S Shau*
2. *Jayanti Dalvi*

WE SAY RECEIVED

Amal Kumar

VENDORS/TRANSFERORS

श्री राज प्रजापति

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महाराष्ट्र र
90 (9)
असून उप
संस्था अस
कार्यालयीन म
दिनांक : १९



The Estate Investment Co. Private Ltd.
 BANGALORE CHAMBERS,
 118, RAJENDRA NAGAR,
 MUMBAI - 400017.

EMNGG11840014

HAND DELIVERY

To
 The Office of the Collector,
 Thane
 Dist. Thane.

19th April, 2024

Re: Land bearing Old Survey No. 125 New Survey No. 38 Hissa No. 2B adjoining 1230 Sq. Mtrs approx. of Village Kharl.

Dr,

At the request of Shree Sai Bhavan Co-Op. Housing Society Limited pertaining to be Constituted Attorney of our tenant Smt. Godabai Baiya Patil & Ors. (in respect of the above plot), we say that we have no objection if N.A. and / or Development permission is granted by your goodself or any other Competent Authorities only in respect of the above mentioned property identified on location plan thereof annexed hereto as bounded in Red colour, entirely at the risk and cost of said Tenant and / or Constituted Attorney abovesaid and subject to liability of said Tenant / Constituted Attorney to bear and pay the N.A. Assessment as applicable and all charges of land revenue for aboveplot with parity etc., as applicable.

Village : Kharl
 Old Survey No. : *125* (One Hundred Thirty Six)
 New Survey No. : *38* (Thirty Eight)
 Hissa No. : *2B* (Two B)
 Area : *1230* Sq. Mtrs Approx. (One Thousand Two Hundred Thirty Approx.)

Thanking you,

Yours faithfully,
 For The Estate Investment Co. Pvt. Ltd.

[Signature]
 CONSTITUTED ATTORNEY

cc: [1] C/A Shree Sai Bhavan CHS Ltd.
 B.P. Road No. 3, Bhayander (E).
 Tal & Dist.: Thane-401105.

[2] The Commissioner, MBMC

[3] Addl. Director, Town Planning MBMC

TEL: 2264 3344



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 १३/४/२०२४



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 १३/४/२०२४



6. It is expressly and mutually agreed by the parties herein if due to WILFUL,DEFAULT any of parties herein and both the parties fail to complete the deal, for any reason, whatsoever and transaction is not complete as per para 3 then the parties have right to take legal action as per Specific Relief Act.1963 against each other.

7. The Vendors/Transferors do hereby covenant that they shall pay and discharge rates and taxes, society charges, maintenance and water charges, electricity charges if any for the period upto and inclusive of the date of this Agreement for Transfer.

8. The amount payable to the said society by way of transfer fees/ donation for transfer of said shares and said flat in favour of the purchasers/transferees which sum will be paid by both parties in equal shares i.e.Vendors/Transferors and Purchasers/ Transferees.

9. The Vendors / Transferors do hereby further covenant that they shall get transfer the said Flat premises and Share Certificate No.

92, for five fully paid up shares of Rs.50/- each bearing Distinctive No.456 to 460 (both numbers inclusive)transfer in favour of Purchasers/ Transferees.

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10. Subject to the provisions for clause No.3 above the Vendors / Transferors do hereby assign/sell/transfer they right, title, interest or claim in the said Flat premises without any interruption, interference or objection or claim or demand from them.

Arno Kumar

Amal Kumar Mondal
MALHIKA MANDAL

24/11/2023

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२३ EL



**SHREE SAI BHAVAN CO-OPERATIVE HOUSING
SOCIETY LIMITED**

(Regd. Under the M. C. S. Act, 1960)
Regn. No. TNA (TNA)/HSG / (TC) 3221 / 90-91 Dtd 21-11-1990
B. P. Cross Road No. 3 (South) Bhayandar (East) 401 105

SHARE CERTIFICATE

Member's Registration No. 92

Serial No 92

Authorised Share Capital Rs. 3,00,000/- Divided into Rs. 6000/- Share each of
Rs. 50 - only.

This is to Certify that Shri/Sra. B. GONES

of BHAYANDAR is the registered Holder/s of FIVE (556 to 460)
fully paid up Shares Numbered to inclusive of Rs. 250/- ()
each in **Shree Sai Bhavan Co-operative Housing Society**
Limited Subject to the Bye-laws of the said Society therof.

Given under the Common Seal of
the said Society at
this day 31 at of JANUARY 1992

Chairman

Hon. Secretary

Member of the Committee

P. T. O.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202307183168					18 July 2023, 02:15:59 PM दृश्य
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका : ठाणे					
उप मूल्य विभाग	2/17-एल) भू. विभाग सखारी गावातील नवघर रोडचे उत्तर बाजूस दर्शनी भाग असलेल्या मिळकती व या रोडचे दक्षिण भागातील सर्व मिळकती संव्हे क्रमांक					
क्षेत्राचे नाव	Mira Bhaisdar Municipal Corporation	सर्व्हे नंबर / ल. भू. क्रमांक :	सर्व्हे नंबर/98			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
24800	69800	80300	106200	80300	चौ, मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	36.42 चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका.	मिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे खप.	0 TO 2 वर्षे	बांधकामाचा दर.	Rs.26620/-	
उद्भवहन सुविधा.	आहे	सजला.	5th to 10th Floor			
Sale Type - Resale						
First Sale Date - 24/01/2023						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.73290/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर) = ((73290-24800) * (100 / 100)) + 24800) = Rs.73290/-						
A) मुख्य मिळकतीचे मूल्य - वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 73290 * 36.42 = Rs.2669221.8/-						
Applicable Rules = 3, 9, 18, 19						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेकॅनिकल माकल क्षेत्र मूल्य + तणतया गळीचे मूल्य (खुली बाळकनी) + वरील गळीचे मूल्य + बंदिस वाहन तळघरे मूल्य + खुल्या जमिनीवरील वाहन तळघरे मूल्य + इतरती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बाळकनी + स्वयंचालित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2669221.8 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2669222/- = ₹ सव्वीस लाख एकोणसत्तर हजार दोन शे बावीस /-						

Anshu Kumar
अशोक कुमार

Amal Kumar Mondal
MALIKA MANDAL

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

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दस्त क्र. 93232/2023	
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सूची क्र.2

पुणे शहराचा नकाशा क्र. 4
 दिनांक 13/23/2023
 भाग 8.3m

भाषाचे नाव : खारी

विवरण	कालावधी
1) पानिकेचे नाव मिना-भाईकर मलगा हार इलीव ; हार बाहिरी ; हार बाहिरी-1, 2 व बाहिरी-2 व बाहिरी-3 व बाहिरी-4 व बाहिरी-5 व बाहिरी-6 व बाहिरी-7 व बाहिरी-8 व बाहिरी-9 व बाहिरी-10 व बाहिरी-11 व बाहिरी-12 व बाहिरी-13 व बाहिरी-14 व बाहिरी-15 व बाहिरी-16 व बाहिरी-17 व बाहिरी-18 व बाहिरी-19 व बाहिरी-20 व बाहिरी-21 व बाहिरी-22 व बाहिरी-23 व बाहिरी-24 व बाहिरी-25 व बाहिरी-26 व बाहिरी-27 व बाहिरी-28 व बाहिरी-29 व बाहिरी-30 व बाहिरी-31 व बाहिरी-32 व बाहिरी-33 व बाहिरी-34 व बाहिरी-35 व बाहिरी-36 व बाहिरी-37 व बाहिरी-38 व बाहिरी-39 व बाहिरी-40 व बाहिरी-41 व बाहिरी-42 व बाहिरी-43 व बाहिरी-44 व बाहिरी-45 व बाहिरी-46 व बाहिरी-47 व बाहिरी-48 व बाहिरी-49 व बाहिरी-50 व बाहिरी-51 व बाहिरी-52 व बाहिरी-53 व बाहिरी-54 व बाहिरी-55 व बाहिरी-56 व बाहिरी-57 व बाहिरी-58 व बाहिरी-59 व बाहिरी-60 व बाहिरी-61 व बाहिरी-62 व बाहिरी-63 व बाहिरी-64 व बाहिरी-65 व बाहिरी-66 व बाहिरी-67 व बाहिरी-68 व बाहिरी-69 व बाहिरी-70 व बाहिरी-71 व बाहिरी-72 व बाहिरी-73 व बाहिरी-74 व बाहिरी-75 व बाहिरी-76 व बाहिरी-77 व बाहिरी-78 व बाहिरी-79 व बाहिरी-80 व बाहिरी-81 व बाहिरी-82 व बाहिरी-83 व बाहिरी-84 व बाहिरी-85 व बाहिरी-86 व बाहिरी-87 व बाहिरी-88 व बाहिरी-89 व बाहिरी-90 व बाहिरी-91 व बाहिरी-92 व बाहिरी-93 व बाहिरी-94 व बाहिरी-95 व बाहिरी-96 व बाहिरी-97 व बाहिरी-98 व बाहिरी-99 व बाहिरी-100	2500000 2669221.8
2) नाव-अनिल कुमार इंदोरकर मंदार मंदार -- वप-59, पाना-2012 व. , बाळा व. , पाना-10 व. , पाना-11 व. , पाना-12 व. , पाना-13 व. , पाना-14 व. , पाना-15 व. , पाना-16 व. , पाना-17 व. , पाना-18 व. , पाना-19 व. , पाना-20 व. , पाना-21 व. , पाना-22 व. , पाना-23 व. , पाना-24 व. , पाना-25 व. , पाना-26 व. , पाना-27 व. , पाना-28 व. , पाना-29 व. , पाना-30 व. , पाना-31 व. , पाना-32 व. , पाना-33 व. , पाना-34 व. , पाना-35 व. , पाना-36 व. , पाना-37 व. , पाना-38 व. , पाना-39 व. , पाना-40 व. , पाना-41 व. , पाना-42 व. , पाना-43 व. , पाना-44 व. , पाना-45 व. , पाना-46 व. , पाना-47 व. , पाना-48 व. , पाना-49 व. , पाना-50 व. , पाना-51 व. , पाना-52 व. , पाना-53 व. , पाना-54 व. , पाना-55 व. , पाना-56 व. , पाना-57 व. , पाना-58 व. , पाना-59 व. , पाना-60 व. , पाना-61 व. , पाना-62 व. , पाना-63 व. , पाना-64 व. , पाना-65 व. , पाना-66 व. , पाना-67 व. , पाना-68 व. , पाना-69 व. , पाना-70 व. , पाना-71 व. , पाना-72 व. , पाना-73 व. , पाना-74 व. , पाना-75 व. , पाना-76 व. , पाना-77 व. , पाना-78 व. , पाना-79 व. , पाना-80 व. , पाना-81 व. , पाना-82 व. , पाना-83 व. , पाना-84 व. , पाना-85 व. , पाना-86 व. , पाना-87 व. , पाना-88 व. , पाना-89 व. , पाना-90 व. , पाना-91 व. , पाना-92 व. , पाना-93 व. , पाना-94 व. , पाना-95 व. , पाना-96 व. , पाना-97 व. , पाना-98 व. , पाना-99 व. , पाना-100	18/07/2023 19/07/2023 13232/2023 166900 26700

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



सह. मुख्य निबंधक वर्ग-२
 ठाणे. क्र. ५

Summary 1 (Dastgoshwara bhag 1)

Page 1 of 1

76/13232

मसळदार, 18 जुलै 2023 4:00 म.स.

इसत गोपबारा भाग-1

पिन 13232/2023

इसत इमांक: टनल4 /13232/2023

बाजार मूल्य रु. 26,69,222/-

सौबदला: रु. 25,00,000/-

अखेरे मुद्रांक शुल्क: रु. 1,86,900/-

डु. नि. मह. डु. नि. टनल4 यांचे कार्यालयात

अ. क्र. 13232 बर दि. 18-07-2023

रोजी 3:32 म.स. वा. हजर केला.

गावणी: 14907

गावणी दिनांक: 18/07/2023

मादरकरणारणे नाक: अमल कुमार अयाम मुदर अहल - -

नोंदणी की

रु. 26700.00

इसत हाताळणी की

रु. 1360.00

पुशांची संख्या: 68

एकूण: 28060.00

Amal Kumar Mondal

इसत हजर करणाऱ्याची मही:

Joint Sub Registrar, Thane 4

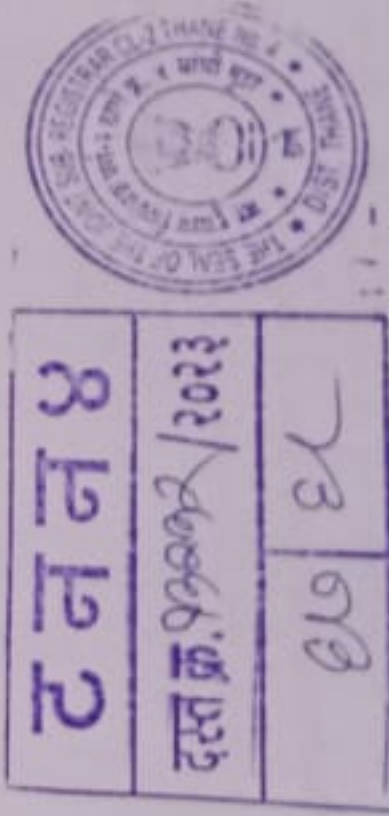
Joint Sub Registrar, Thane 4

इसतनाचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत बिजा स्थालगत असलेल्या कोणत्याही कटक शेताच्या हद्दीत बिजा उप-शेत (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

मिळा क्र. 1 18 / 07 / 2023 03 : 32 : 07 PM ची वेळ: (मादरीकरण)

मिळा क्र. 2 18 / 07 / 2023 03 : 35 : 14 PM ची वेळ: (पी)



ट. न. न. - १०
 ५९३ / ६११
 ७३ / ६४



Mrs. Nayana Pratap Rathod & Mr. Vijay	G-39
93 Pratap Rathod	G-40
94 Mr. Abhilash Surawale	G-40-A
95 Mr. Abhilash Surawale	G-41
96 Mr. M.C. Trivedi	G-42
97 Mr. Pravin Laxmichand Mehta	G-43-A
98 Mr. Kripanand Singh	G-45
99 Mr. Anjali Mehtal Sharma	G-34
100 Mr. Rajesh Maganlal Solanki	G-46
101 Mrs. Pushpa Ramkrishna Tambde	G-47
102 Mr. Vinhal Deval Nikam	

For EARTH ENTERPRISES
Partner
 Partner

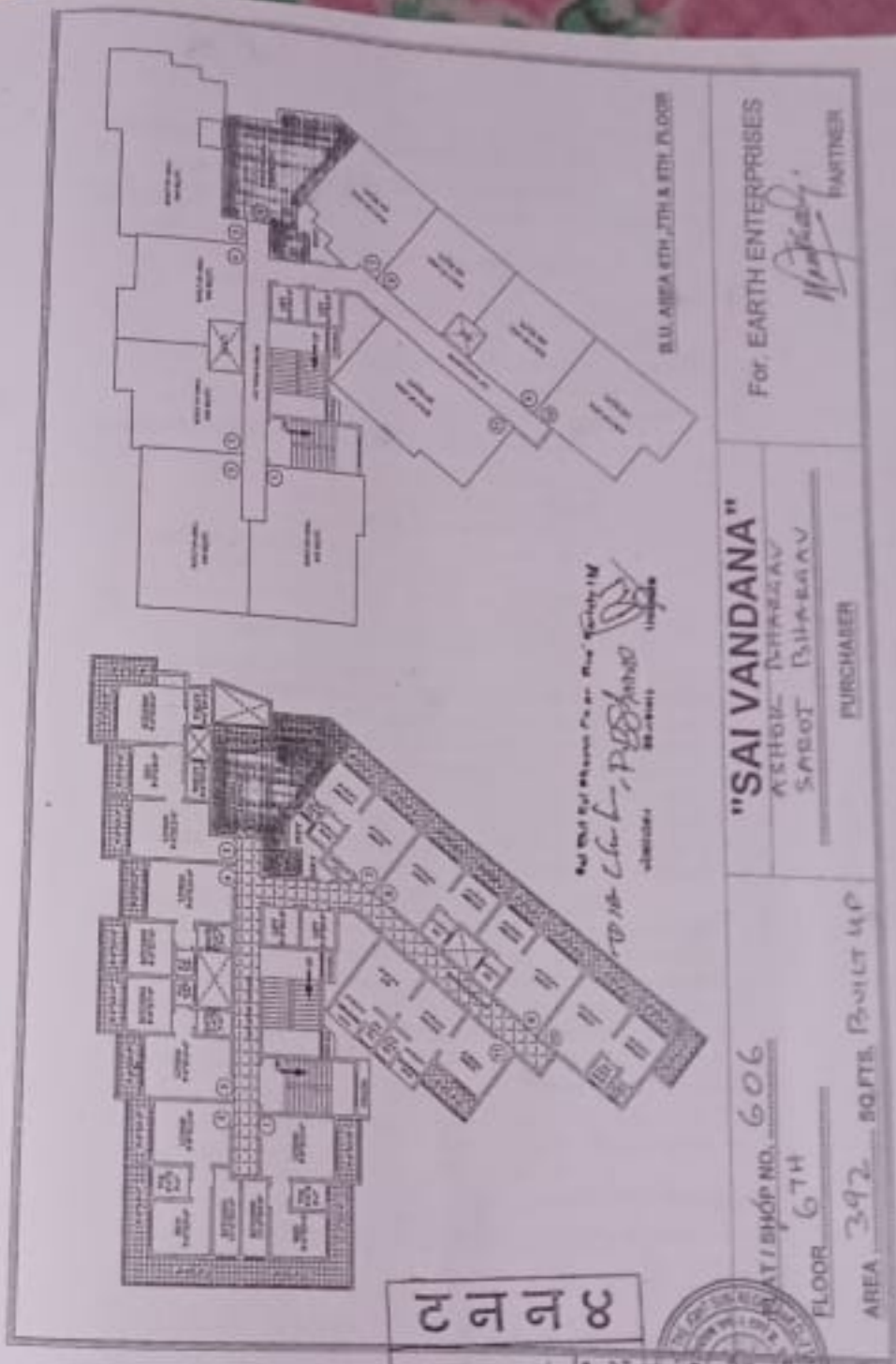
For SRI SAI BHAWAN CO-OP. HSG. SOC. LTD.
Chairman Secretary Treasurer
 P.B. Stang

Chairman Secretary
 P.B. Stang

ट न न ४
 दस्त क्र. ११२५ / २०२३
 ५४ १४०



ट न न ४
 क्र. ११२५ / २०२३
 ५४ १४०



For EARTH ENTERPRISES
Partner
 Partner

"SAI VANDANA"
 ASHOK NIKHARAV
 SAGOT DSHARAV
 PURCHASER

FLAT / SHOP NO. 606
 FLOOR 6TH
 AREA 392 SQ.FTS. BUILT UP

ट न न ४
 दस्त क्र. ११२५ / २०२३
 ५५ १४०



ट न न ४
 दस्त क्र. ११२५ / २०२३
 ५५ १४०



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Amalkumar Shyamsundar Mondal	eSBTR/Simple Receipt	03006172023062650409	MH004301025202324R	186900.00	SD	0002762336202324	18/07/2023
2		DHC		1807202306882	1360	RF	1807202306882D	18/07/2023
3	Amalkumar Shyamsundar Mondal	eSBTR/SimpleReceipt		MH004301025202324R	26700	RF	0002762336202324	18/07/2023

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