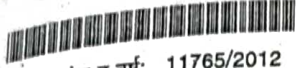


7.00 Lacs 9029938698  
Dinesh



दस्तावेजांचा क्रमांक व वर्ष: 11765/2012  
Monday, October 29, 2012

3:42:02 PM

सूची क्र. दोन INDEX NO. II

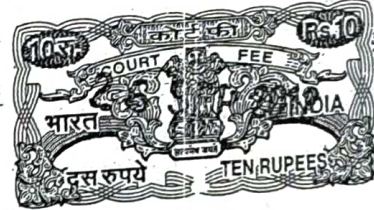
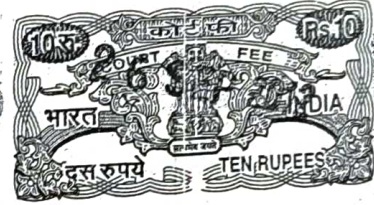
दुय्यम निबंधक: वसई 1

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : गोखिवरे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 900,000.00  
बा.भा. रु. 899,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 118 वर्णन: विभाग क्र:3 सदनिका न.203, दुसरा मजला , डि-विंग , वि.न.3 , न्यु विजय को ऑप हो सोसा लि , फादरवाडी, गोखिवरे वसई
- (3) क्षेत्रफळ (1) 365 चौ फु बिअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सुगनदास बी मोहिते -; घर/फ्लॅट नं: 203; गल्ली/रस्ता: -; ईमारतीचे नाव: न्यु विजय ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: गोखिवरे; तालुका: वसई; पिन: -; पॅन नम्बर: ALXPM6497K.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दिनेश एस विश्वकर्मा -; घर/फ्लॅट नं: डी/102; गल्ली/रस्ता: -; ईमारतीचे नाव: विजय ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: स्टेला; तालुका: वसई; पिन: -; पॅन नम्बर: AITPV6613R.
- (7) दिनांक करून दिल्याचा 29/10/2012
- (8) नोंदणीचा 29/10/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 11765 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 54000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 9000.00
- (12) शोरा



सह दुय्यम निबंधक वसई - 1  
वर्ग - 2



Monday, October 29, 2012

3:41:01 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 11831

गावाचे नाव गोखिंबरे

दिनांक 29/10/2012

दस्तऐवजाचा अनुक्रमांक

वसई 11765 2012

दस्ता ऐवजाचा प्रकार

कारारनामा



सादर करणाराचे नाव: दिनेश एस विश्वकर्मा

नोंदणी फी

:- 9000.00

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

:- 600.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

एकूण रु. 9600.00

आपणास हा दस्त अंदाजे 3:55PM ह्या वेळेस मिळेल

दय्यम निबधक

वसई 1

अहमदनगर निबधक वसई - १

वर्ग - २

बाजार मुल्य: 899000 रु. मोबदला: 900000 रु.

भरलेले मुद्रांक शुल्क: 54000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: डी सीबी बँक ;

डीडी/धनाकर्ष क्रमांक: 201465; रक्कम: 9000 रु.; दिनांक: 29/10/2012

दिनेश विश्वकर्मा

वसई - १

दस्त क्रमांक.- ११७६३ / २०१२

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग.  
मुल्यांकन अद्वाल रज २०१२

१ / ३०

- १) दस्ताचा प्रकार : फर/रज/अ अनुच्छेद क्रमांक : \_\_\_\_\_
- २) सादरकर्त्याचे नांव : दिनेश एस. विश्वकर्मा
- ३) तालुका : वसई ४) गांवाचे नांव : गोखिल
- ५) नगरभुवापन क्रमांक/सदर-नं./अंतिम भुखंड क्रमांक : ११८
- ६) मूल्य दरविभाग (झोन) : २६,५००/- उपविभाग : विशाल २-३
- ७) मिळकतीचा प्रकार :- खुली जमिन्/निवासी/कार्यालय/दुकान/औद्योगिक/ \_\_\_\_\_
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ११८ ५२५५ ३६५५५ कारपेट/बिस्टअप/सुपर बिस्टअप/चौ. मीटर/फुट.
- ९) कार पार्किंग : \_\_\_\_\_ गंधी : \_\_\_\_\_ पोटमाळा : \_\_\_\_\_
- १०) मजला क्रमांक : गुरुद्वारा उदवाहन सुविधा :- आहे / नाही.
- ११) बांधकाम वर्षे : \_\_\_\_\_ घसारा : \_\_\_\_\_
- १२) बांधकाम प्रकार :- अपर. री. री. / इतर पक्के / अर्धे पक्के / कच्चे.
- १३) बाजार मूल्य तक्त्यातील मार्गदर्शक सुचना क्र. :- \_\_\_\_\_ ज्यान्वये दिलेली घट / याद.
- १४) लिट्ट अॅन्ड लायसन्सचा दस्त : \_\_\_\_\_ १. प्रतिमाह भाडे रकम : \_\_\_\_\_  
निवासी / अनिवासी २. अनामत रकम/अगावू भाडे : \_\_\_\_\_  
३. कालायधी : \_\_\_\_\_
- १५) निर्धारित केलेले बाजारमूल्य :- ४,९९,०००/-
- १६) दस्तमध्ये दर्शविलेला मोबदला :- १,००,०००/-
- १७) देय मुद्रांक शुल्क :- \_\_\_\_\_ १८) भरलेले मुद्रांक शुल्क :- ५४,०००/-
- १९) देयक नोंदणी फी :- १,०००/-

लिपिक

दिनेश विश्वकर्मा

प्रतिज्ञा / घोषणा पत्र

- मी/आम्ही १. श्री./श्रीमती दिनेश एस. विश्वकर्मा
२. श्री./श्रीमती \_\_\_\_\_
३. श्री./श्रीमती \_\_\_\_\_

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लिज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखामामध्ये गुंतविलेली नाही. यांची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Serach) तरतुदीनुसार त्याची कासन घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अंतिम नोंदणी घेऊन घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आम्ही बाहिल्याची नाही. आम्ही हमी देतो.



दिनेश विश्वकर्मा

खरेदी घेणार (Purchaser)

वसई - १  
 दस्त क्रमांक. - 996EY / 2012  
 2 / 30

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

SUGANDAS BUDHAJI MOHITE  
 BUDHAJI GANGARAM MOHITE  
 13/07/1964

Permanent Account Number  
 AXP6497K




Customer's Copy  
**THE KAPOL CO-OP. BANK LTD.**  
 FRANKING DEPOSIT SLIP

Branch: 48872  
 Pay to: Acct. Stamp Duty Date: 23/10/12

Franking Value	Rs. 54000
Service Charges	Rs. 10
<b>TOTAL</b>	<b>Rs. 54010</b>

Name & Address of the Stamp duty paying party  
 My Dinesh S. Vishwakarma  
 D/107 Viscy app stella  
 Vasai Road (W)

Tel./ Mobile No. 9326408637

Desc. of the Document

DD/Cheque No.: \_\_\_\_\_  
 Drawn on Bank: \_\_\_\_\_

(For Bank's Use Only)

Tran-ID A254 Rs. \_\_\_\_\_  
 PL-546 Rs. \_\_\_\_\_

Franking Sr. No.

Cashier 87009



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

DINESHKUMAR S VISHWAKARMA  
 SHYAMNARAYAN VISHWAKARMA

10/08/1972

Permanent Account Number  
 AITPV6613D




उमट मुद्रांक फ्रँकिंग रूपासबे.  
बँकेशी मेळ घेतला, बरोबर आढळले.  
3  
25-10-12  
सह. दुय्यम निबंधक,  
वसई - १

वसई - १  
दस्त क्रमांक. 976EJ / 2012  
3 / 30

Document)	Sale Agreement
Registration / Non Reg.	Vasai-1
Year of S.R.O.	
(Franking Unique No.)	87009
Description in Brief)	Flat
Consideration Amount)	9,00,000/-
Purchaser Name)	Mr. Dinesh Vishwakarma
Name of the Other Party)	Mr. Subhadas Mohite
Stamp Duty Paid)	54000/-
For THE KAPOL CO-OP. BANK LTD	

**SCHEDULE OF THE PROPERTY**

VILLAGE	GOKHIVARE
SURVEY NO.	118
BUILDING NAME	"NEW VIJAY" CO-OP.HSG.SOC.LTD.
FLAT NO.	D/203, SECOND FLOOR
AREA	365 Sq. Ft. Built up area (33.92 Sq. Mtrs)
CONSIDERATION	9,00,000/-
MARKET VALUE	8,99,000/-
STAMP DUTY	54,000/-

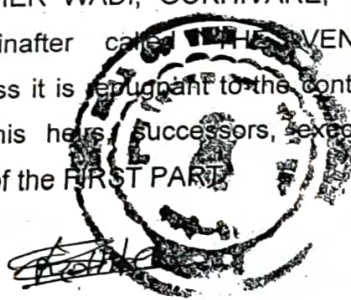
**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Vasai on the 29 day of October, 2012.

**BETWEEN**

MR. SUGANDAS BUDHAJI MOHITE age 49 years, adult, Indian Inhabitant, having address at, FLAT NO.203, SECOND FLOOR, D' WING, BLDG. NO.3, "NEW VIJAY" CO-OP.HSG.SOC.LTD, FATHER WADI, GOKHIVARE, VASAI ROAD (E). DIST.THANE 401208 hereinafter called the VENDOR/TRANSFEROR' (which expression shall unless it is repugnant to the context or meaning there of is deemed to include his heirs, successors, executors, representatives, assigns, administrators etc.) of the FIRST PART

दिनेश विश्वकर्मा



For THE KAPOL CO-OP. BANK LTD.  
THE KAPOL CO-OP BANK LTD  
KOTAK NERVA CHAMBERS  
OPP BALI WY TIKET WINDOW  
WALKER HILLS TOWER  
WALKER HILLS (EAST)  
TAL-VASAI, DIST. THANE  
D-5/ST/PO/CAL/06/11/10/03-29/2010/10

INDIA  
MAHARASHTRA  
Vasai  
D-5/ST/PO/CAL/06/11/10/03-29/2010/10  
Rs. 0054000/- P86983  
17:09  
OCT 23 2012  
133559  
87009

वसई - १	
दस्त क्रमांक. - ११७६५	२०१२
४	३०

AND

**MR. DINESH S. VISHWAKARMA** age 40 years, adult, Indian Inhabitant, residing at, FLAT NO.102, FIRST FLOOR, D' WING, "NEW VIJAY" CO-OP.HSG. SOC.LTD, FATHER WADI, GOKHIVARE, VASAI ROAD (E). DIST.THANE 401208 hereinafter, called "THE PURCHASER/ TRANSFEREE" (which expression shall unless it is repugnant to the context or meaning thereof is deemed to include his heirs, successors, representatives, executors, administrators and assigns) of the **SECOND PART:-**

WHEREAS the present Transferor has been admitted as member of, "NEW VIJAY" CO-OP.HSG.SOC.LTD, and whereas the Transferor acquired the rights, title and interest in respect of, FLAT NO.203, SECOND FLOOR, D' WING, BLDG. NO.3, in "NEW VIJAY" CO-OP.HSG.SOC.LTD, having Registration No. TNA(VSI)/HSG/(TC)/19945/2008/2009 Dated \_\_\_/\_\_\_/\_\_\_ under Maharashtra Co-operative Societies Act 1960. Whereas **MR. SUGANDAS BUDHAJI MOHITE** had purchased the said flat by an Agreement for sale dated 27<sup>th</sup> December 2001, Vide a Document No.Vasai2-PHOTO-8467-2001 dated 27/12/2001 from **M/s. VIJAY INCORPORATION**, therein referred to as 'THE DEVELOPERS' of the first part and the present Transferor herein therein referred to as 'THE PURCHASER' of the second part, and the second part agreed to acquire on what is known as 'OWNERSHIP BASIS' FLAT NO.203, SECOND FLOOR, D' WING, BLDG. NO.3, admeasuring to 365 Sq. Ft. Built up area in the building known as "NEW VIJAY" CO-OP.HSG.SOC.LTD., situated at Survey No.118, Hissa No.8/8, of Village Gokhivare, Taluka Vasai, Dist. Thane, hereinafter referred to as the 'SAID FLAT' for brevity's sake.

AND whereas the Transferor herein have agreed to sell, transfer all the rights, title and interest along with Share Certificate No.59 of Rs.50/- each bearing Nos. 301 to 305 in member's register Folio No.59 in respect of the said flat to the Transferee & the Transferee has agreed to acquire the said flat on 'OWNERSHIP BASIS' AND WHEREAS the Hon. Secretary/ Chairman/ Treasurer / Managng Committee of the Society has agreed to as per the request of THE TRANSFEROR to transfer the FLAT NO.203, SECOND FLOOR, D' WING, BLDG. NO.3, "NEW VIJAY" CO-OP.HSG.SOC.LTD, in the name of THE TRANSFEREE.

दिनेश विश्वकर्मा

*[Signature]*



वसई - १	
दस्त क्रमांक. - ११७६५	/ २०१२
५	/ ३०

**NOW THIS INDENTURE WITNESSES AS UNDER:-**

1. The Transferor is the owner and is in exclusive possession of the said Flat bearing No.203, SECOND FLOOR, D' WING, BLDG. NO.3, "NEW VIJAY" CO-OP.HSG.SOC.LTD, FATHER WADI, GOKHIVARE, VASAI ROAD (E), DIST.THANE 401208, admeasuring to 365 Sq. Ft. Built up area Village, Gokhivare, Taluka Vasai, Dist Thane and more particularly described in the schedule herein under.
2. The Transferee has agreed to purchase the said Flat from the Transferor and the Transferor have agreed to sell and transfer the said Flat on 'OWNERSHIP BASIS' FOR THE SUM OF **Rs.9,00,000/- (Rupees Nine Lakhs Only)** in Full & Final payment consideration of their claim to the conditions in the said agreement for sale.
3. The Transferee has paid to the Transferor the sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** as being the Part Payment on the execution of this agreement. The receipt of payments made is attached herewith as **Annexure "1"**. The Transferee further agrees to pay the balance amount of **Rs.7,00,000/- (Rupees Seven Lakhs Only)** within \_\_\_\_ day's from the date of agreement by obtaining loan from Bank or any other financial institution.
4. On receiving full price consideration of the said Flat, the Transferor shall put the Transferee in the possession of the said Flat and all rights, title of the said Flat shall stand transferred in the name of the Transferee and the Transferee shall be entitled to enter upon occupy, possess and enjoy the said Flat with all the amenities including electricity, sanitary, fitting and fixtures to the said Flat given by the developer.
5. **THE TRANSFEROR HEREBY DECLARES AND STATES AS UNDER:-**
  - a) That the said Flat is free from all encumbrances and claims and demands and the same is not subject to any charges, damage, action, mortgage, lease, lien, lispence, inheritance, probate, testamentary or any other matters and there is no statutory, commercial or personal liability in any private, public or revenue authority for payment on the said Flat on or before the date of execution of this Agreement and he is entitled and competent to transfer the said Flat and said shares to the Transferee herein.

दिने रा विश्वकर्मा





वसई - १	
दस्त क्रमांक. - ११०६५	२०१२
६	३०

- b) The Transferor is in exclusive possession of the said Flat and no other person/s has any right to possession of the said Flat and the said Flat was acquired by him out of his own funds.
- c) The Transferor shall pay all the taxes, society charges, electricity charges and maintenance charges in respect of the said Flat up to the date of handing over the possession of the said Flat to the Transferee herein.
- d) The Transferor shall co-operate with the Transferee in signing all letters, applications, undertaking and forms when required in getting the said Flat transferred in the name of the Transferee in the record of the society, Vasai-Virar City Municipal Corporation and M.S.E.D.CO. LTD.
- e) The Transferor declare and confirm that there is no litigation or other proceedings pending in respect of the said Flat and there are no attachment levied before and/or after judgment by any Court of Law in respect of the said Flat nor has any competent authority issued any order prohibiting the sale, transfer or assignment of the said Flat or the benefits of the agreement for acquiring the same.
- f) The Transferor neither has committed any breach nor has he been guilty of any breach or non-compliance with any of the terms and conditions of this agreement and that the said agreement is valid and subsisting at law till the date of the execution of these presents.
6. The Transferor hereby indemnifies and keep indemnified the Transferee against all costs, claims, charges, damages, actions, attachments, mortgages, lease, lien, lispence, claim, inheritance, probate, testamentary or any other matters raised or action initiated by the government or public body, central or state or any income tax authorities or any other tribunal in respect of the said Flat and undertake to make loss of which the Transferee may suffer by virtue of any litigation attachment, orders, injunction, receiver, liquidation etc. on account of purchase of said Flat from the Transferor.

दिनेश शिखरजी

*[Signature]*



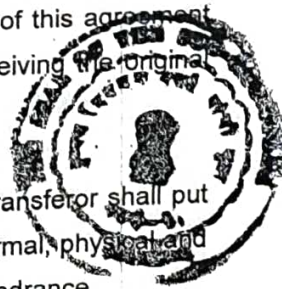


वसई - १
दस्त क्रमांक. ११७६५ / २०१२
७ / ३०

7. The Transferor further agrees that he or any other person/s claiming through him shall from the date of this agreement, at all times thereafter, whenever called upon by the Transferee, to do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for more perfectly securing the interest of the Transferee in the said Flat.
8. That in pursuance of this Agreement, the Transferor shall put the Transferee in quite, Vacant, exclusive, actual, physical and peaceful possession of the said Flat.
9. THE TRANSFEEE HEREBY DECLARES AND ASSURES:
- a) The Transferee has inspected/checked all the original documents in respect of the said Flat and is satisfied of the original documents and is ready and willing to purchase the said Flat.
- b) The Transferee shall become the member of the society and shall observe and Perform all the terms and conditions contained in the aforesaid agreements for transfer.
- c) The Transferee shall abide by the rules and regulations and bye-laws of the Society of which he is being admitted as the member and shall abide by all singular bye-laws, rules and regulations in force of the society and which the society may adopt from time to time.
- d) The Transferor has agreed to sign all the necessary transfer forms and other papers for the transfer of the said Flat in the society record in the name of the Transferee on receiving the full price consideration amount and shall handover the original title deed i.e. Agreement for Sale, Registration Receipt and the Share Certificate in respect of the said Flat to the Transferee on the day of execution of this agreement and the Transferee do hereby Acknowledge for receiving the original documents from the Transferor.
10. On receiving the full price consideration amount, the Transferor shall put the Transferee in actual, absolute, vacant, exclusive, formal, physical and peaceful possession of the said Flat without any let or hindrance.

दिनेश विरवन्शी

*[Signature]*



वसई - १	
दस्ता क्रमांक:	११६०६५/२०१२
	८/३०

11. In the event of any differences of opinion or dispute between the parties to the agreement on any matter pertaining to this agreement on the aforesaid transfer, it shall be referred to arbitration by an arbitrator appointed under the Arbitration Act. Such arbitration shall be governed in accordance with the provisions of the Arbitration and Conciliation Act, 1996.
12. The Transfer charges payable to the society in respect of the said flat will be borne by the Transferor and Transferee equally i.e. (fifty/fifty).
13. The Stamp duty and Registration charges shall be borne and paid by the Transferee only.

Subject to the clause 3 & 4 above the Transferor hereby assigns his rights, title and interest in the said Flat to the Transferee who is entitled to hold possess, occupy and enjoy the said Flat without any interruption from him.

This Agreement shall always be subject to the provision of Maharashtra Co-Op. Hsg. Society Act 1960 and the rules made there under.

#### SCHEDULE OF THE PROPERTY

All that Flat bearing No.203, SECOND FLOOR, D' WING, BLDG. NO.3, "NEW VIJAY" CO-OP.HSG.SOC.LTD, registered under No.TNA/(VSI)/HSG/(TC)/19945 /2008/2009 Dated \_\_\_/\_\_\_/\_\_\_\_, Flat admeasuring to 365 Sq. Ft. Built up area, constructed on the land bearing Survey No.118, Hissa No.8/8, of plot of land lying, being and situated in the Revenue Village Gokhivare within the jurisdiction of Vasai-Virar City Municipal Corporation, within the limits of the Sub-Registrar, Vasai-I/II/III, Taluka Vasai, Dist Thane.

दिनेश विरवकर्मा



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IN WITNESS WHEREOF the parties hereto have to set and subscribed their respective hands to these presents on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED BY THE  
Within named 'TRANSFEROR'

*[Handwritten signature]*



MR. SUGANDAS BUDHAJI MOHITE.

Pan No. ALXPM 6497K

In the presence of *[Handwritten signature]*

Nooruddi Changan

SIGNED, SEALED AND DELIVERED BY THE  
Within named 'TRANSFeree'

*[Handwritten signature]*



MR. DINESH S. VISHWAKARMA.

Pan No. AITPV 6613R

In the presence of *[Handwritten signature]*

Rakesh v. Patel

