



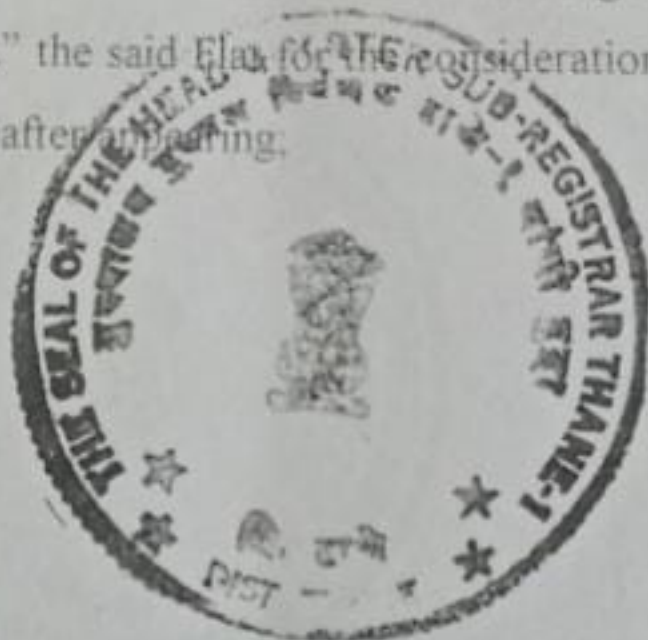
AND WHEREAS the "TRANSFEROR", along with the other flat Purchaser became the member of the Co-operative Society formed in 1990-91 and known as THE RAJHANS-B CO-OPERATIVE HOUSING SOCIETY LIMITED.

AND WHEREAS the "TRANSFEROR" as such member of the said RAJHANS-B Co-operative Housing Society Ltd., bearing Registration No. TNA(TNA)/HSG/(TC)/3846/1990-91 dated 21.12.1990 holds five fully paid up shares of Rs. 50/- each bearing distinctive Nos. from 61 to 65 (both inclusive) vide Share Certificate No. 13 dated 18.07.1993 (hereinafter referred to as "said shares") and as such member is holding and is in possession and occupation of the premises being the said Flat No. 203, admeasuring 484 sq.ft. Built up area (which is inclusive of the area of the balcony / otis), on the 2<sup>nd</sup> Floor, in the (G+3) building known as 'RAJHANS B' of the RAJHANS-B Co-operative Housing Society Ltd., constructed on a Plot of land bearing Final Plot Nos. 87, 90, 112(P), 108 & 127, Town Planning Scheme No. 1, lying, being and situate at Village Panchpakhadi, Thane, and owned by the said society constructed in the year 1987, vide Occupation Certificate No. V.P.105/TMC/TDD/273 dated 05.03.1987 and by virtue of his being member of the society is holding undivided rights, title and interest in the assets of the said Society.

AND WHEREAS the "TRANSFEROR" for his own reasons intends to transfer the said Flat to the "TRANSFEREES" along with all his right, title and interest in the said Flat and the said Shares.

AND WHEREAS being aware of the intention of the "TRANSFEROR", the "TRANSFEREES" approached the "TRANSFEROR" and has offered to purchase and acquire the said Flat.

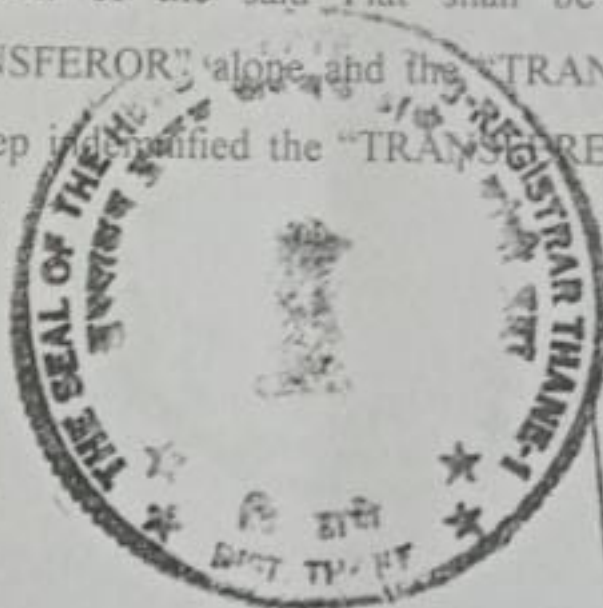
AND WHEREAS after negotiations the "TRANSFEROR" has agreed to sell and the "TRANSFEREES" have agreed to purchase from the "TRANSFEROR" the said Flat for the consideration and upon the terms and conditions hereinafter appearing.



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S.R.Pati

2. On receipt of an amount of Rs 6,25,000/- (Rupees Six Lacs & Twenty Five Thousand Only) being the full and final price or consideration for the said flat, payable hereunder, as per clause 1, above, the "TRANSFEROR" shall handover and put the "TRANSFEREES" in vacant and peaceful exclusive physical and legal possession of the said flat without reservation of any rights or claims of whatsoever of any nature and henceforth the said flat shall become absolute property of the "TRANSFEREES".
3. The TRANSFEROR has taken loan from I.C.I.C.I. Bank, and balance loan amount of Rs 2,00,000/- ( Rupees Two Lacs Only ) approximately is remaining to pay. It is hereby agreed by and between the TRANSFEROR and TRANSFEREES that the TRANSFEROR shall pay remaining balance amount to I.C.I.C.I. Bank after receiving part consideration of Rs. 2,60,000/- ( Rupees Two Lacs And Sixty Thousand Only ) from TRANSFEREES. The TRANSFEROR shall handover to the TRANSFEREES all the Title Documents, after receiving from I.C.I.C.I. Bank.
- A. The "TRANSFEROR" shall execute and hand over to the "TRANSFEREES" necessary application forms, declarations and writings so as to enable the "TRANSFEREES" to get the said Flat transferred in their name, in the records of the society.
4. The "TRANSFEROR" at his cost and expenses shall obtain necessary permission and no objection from the society for transfer of the above said Flat in favour of and to the name of the "TRANSFEREES".
5. All the taxes, cesses, charges, expenses and other outgoings in respect of the said Flat due and payable till the date of handing over possession of the said Flat shall be borne and paid by the "TRANSFEROR", alone, and the "TRANSFEROR" shall indemnify and keep indemnified the "TRANSFEREES" at all times in respect thereof.



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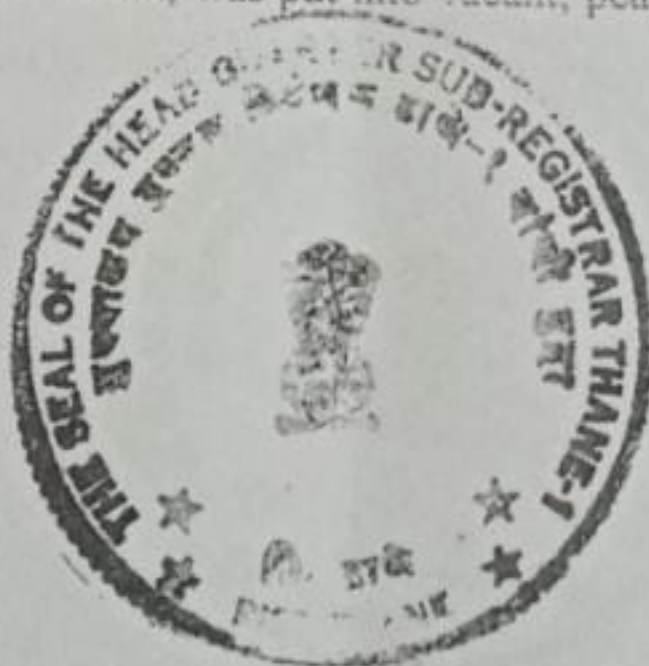
R.P.P.  
S.R. Patil

(1) MR. RATNAKAR PANDHARINATH PATIL, Age 32 years, Occupation: Service, & (2) MRS. SEEMA RATNAKAR PATIL, Age 25 years, Occupation: Housewife, both residing at New Saibaba Colony, Room No. 3, Yogesh Nagar, Ulhasnagar, hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and be deemed to include their heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement for Sale dated 16.01.1990, lodged for Registration as Document No. P 789/90 on 20.01.1990 (hereinafter referred to as the Principal Agreement), the "TRANSFEROR" herein purchased from M/S MAHALAXMI DEVELOPERS a Partnership firm, carrying on Business at Umed Nagar, Pipe Line Road, Near Jai Santoshi Maa Temple, Panchpakhadi, Thane, a residential premises being Flat No. 203, admeasuring 484 sq.ft. Built up area (which is inclusive of the area of the balcony / otis), on the 2<sup>nd</sup> Floor, in the (G+3) building known as 'RAJHANS B', constructed on a Plot of land bearing Final Plot Nos. 87, 90, 112(P), 108 & 127, Town Planning Scheme No. 1, lying, being and situate at Village Panchpakhadi, Thane, and more particularly described in the schedule written hereunder. (hereinafter referred to as the said Flat).

AND WHEREAS the said Flat was sanctioned to TRANSFEROR under Government of Maharashtra, 10 % quota, under the Urban Land (ceiling And Regulation ) Act, 1976. Under this Act, permission from State Government is necessary at the time of transferor. The TRANSFEROR has obtained permission from State Government to transferor the said Flat.

AND WHEREAS after making full payment of price or consideration to the said Developers/Builders and on complying with all the terms and conditions under the said Principal Agreement, the "TRANSFEROR" herein, was put into vacant, peaceful and legal possession of the said Flat.



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City Municipal Corporation Act, 1949.  
 REFERENCE NO. 1 - 1) Building Permit and Commencement granted under No. V.P. 105 Dated 6/3/56 19  
 2) Plan Certificate for the Construction granted under No. V.P. 105 Dated 6/3/56 19

Architect's Name & Address :

SHRI. B. J. SHILPI  
 SHILPI SADAN, CHARAI,  
 THANE.

Building No. \_\_\_\_\_  
 Owner's Name & Address :  
 SHRI D. R. SOLANKI & OTHERS.

28-96

THE SEAL OF THE MUNICIPAL CORPORATION OF THANE

CH. P. KHANNA, T. P. S. THANE

Village THANE  
 C.A./C.S. No. F.P. No. \_\_\_\_\_  
 Name of the Road T. P. S. THANE HOSEA

Note: 1) This certificate is valid from the date of actual occupation or from the date on which the date of actual occupation is granted whichever is earlier.

2) This certificate is valid from the date of actual occupation or from the date on which the date of actual occupation is granted whichever is earlier.

GROUND FLOOR.

- 1) LIVING - 4 NOS X 16.0' X 11.0'
- 2) NOS X 14.0' X 10.0'
- 2) BED - 2 NOS X 14.0' X 10.0'
- 2) NOS X 11.0' X 12.0'
- 3) KIT / DIN. - 2 NOS X 12.0' X 11.0'
- 4) KITCHEN - 4 NOS X 12.0' X 10.0'
- + 1.0' X 7.0'
- 5) BATH - 4 NOS X 6.0' X 4.0'
- 6) TOILET - 4 NOS X 8.5' X 4.0'
- 7) V.C. - 4 NOS X 6.0' X 3.0'
- 8) OTLA - 6 NOS X 10.0' X 4.0'
- 9) LOBBY - 4 NOS X 9.0' X 4.0'
- 10) PASSAGE - 4 NOS X 4.0' X 3.0'
- 4 NOS X 5.0' X 3.0'

DISCRPTION

BUILDING 'B' (WEST SIDE WING)

FIRST & SECOND FLOOR.

- 1) LIVING - 4 NOS X 16.0' X 11.0' X 2 FLOOR.
- 2) NOS X 14.0' X 10.0' X 11.0'
- 2) BED - 2 NOS X 14.0' X 10.0' X 11.0'
- 2) NOS X 11.0' X 12.0' X 11.0'
- 3) KIT / DIN. - 2 NOS X 12.0' X 11.0' X 11.0'
- 4) KITCHEN - 4 NOS X 12.0' X 10.0' X 11.0'
- + 1.0' X 7.0' X 11.0'
- 5) BATH - 4 NOS X 6.0' X 4.0' X 11.0'
- 6) TOILET - 4 NOS X 8.5' X 4.0' X 11.0'
- 7) V.C. - 4 NOS X 6.0' X 3.0' X 11.0'
- 8) BALCONY - 6 NOS X 10.0' X 4.0' X 11.0'
- 9) LOBBY - 4 NOS X 9.0' X 4.0' X 11.0'
- 10) PASSAGE - 4 NOS X 4.0' X 3.0' X 11.0'
- 4 NOS X 5.0' X 3.0' X 11.0'

THIRD FLOOR (PART)

- 1) LIVING - 1 X 16.0' X 11.0'
- 2) BED - 1 X 12.0' X 11.0'
- 1 X 14.0' X 10.0'
- 3) KITCHEN - 1 X 12.0' X 10.0'
- + 7.0' X 1.0'
- 4) TOILET - 1 X 8.0' X 4.0'
- 5) BATH - 1 X 4.0' X 6.0'
- 6) W.C. - 1 X 6.0' X 3.0'
- 7) LOBBY - 1 X 9.0' X 3.0'
- 8) PASSAGE - 1 X 4.0' X 3.0'
- 1 X 5.0' X 3.0'
- 9) BALCONY - 2 X 10.0' X 4.0'
- 10) SUCTION TANK WITH PUMP ROOM.
- 11) OVER HEAD TANK.
- 12) SEPTIC TANK

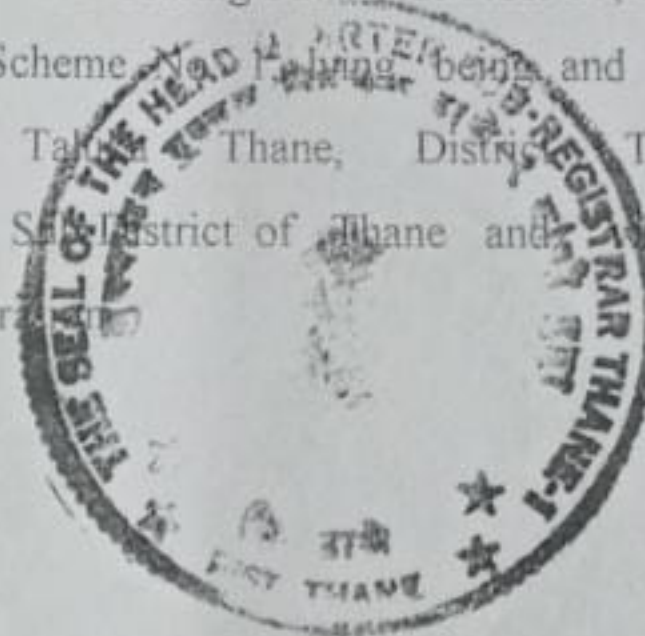
Assistant Directors of Town Planning  
 Municipal Corporation of the City of Thane.

Commissioner  
 Municipal Corporation of the City  
 of Thane.

11. The "TRANSFEROR" doth hereby further agree and declare that he shall save, defend, keep harmless and indemnify the "TRANSFEREES" of, from and against all the former estates, titles, charges, encumbrances, whatsoever made executed, occasioned or suffered by the "TRANSFEROR" or by other person or persons lawfully equitably claiming or to claim by, from, under or in trust from him and also against all actions, proceedings, claims and demands and damages.
12. The "TRANSFEROR" agrees to execute all deeds, matters, writings, papers, etc. in favour of the "TRANSFEREES" and to do all other incidental and necessary acts as may be needed for completing the title of the "TRANSFEREES" in respect of the said Flat.
13. All expenses regarding stamp duty, and Advocate's charges, registration charges shall be paid and borne by the "TRANSFEREES" alone. The premium (transfer fee), if any, payable to the Society shall be borne and paid by the "TRANSFEROR" & "TRANSFEREES" in equal proportion.
14. This Agreement is subject to the provisions of Maharashtra Ownership Flats Act, 1963 and Maharashtra Co-operative Societies Act. 1960.

SCHEDULE ABOVE REFERRED TO:

ALL THAT PREMISES being Flat No. 203, admeasuring 484 sq.ft. Built up area (which is inclusive of the area of the balcony / otis), on the 2<sup>nd</sup> Floor, in the (G+3) building known as 'RAJHANS B' of the RAJHANS B Co-operative Housing Society Ltd., constructed in the year 1987, vide Occupation Certificate No. V.P.105/TMC/TDD/273 dated 05.03.1987 on a plot of land bearing Final Plot Nos. 87, 90, 112(P), 108 & 127, Town Planning Scheme No. 12, being and situate at Village Panchpakhadi, Thane, Taluka Thane, District Thane, within the Registration District & Sub-District of Thane and within the limits of Thane Municipal Corporation.



R.P.P.  
S.R. Patil

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