

वसई - ३
 दिनांक १८/०४/२०१६
 १३ १००

(५)

REGISTRATION

वाचती

Original/Duplicate

Saturday, April 05 2016
 8:04 AM

Regn. 297

वाचती नं. 2354 दिनांक 05/04/2014

मावणीचे मालक: भावणे
 इच्छोपचाराचा अनुक्रमांक: 2493-2014
 इच्छोपचाराचा प्रकार: बयनावना
 मावळ बयनावनाचे मालक: रमेशभा अन्ना भावणे

मावणीची ₹ 23500.00
 दस्त झाल्याची ₹ 700.00
 एकूण मावणी 35

किंवा

₹ 24200.00

भावाणामें मूळ दस्त, अंमतेत घिट व सीडी अद्यो 8:24 AM हा अंम मिरा
 Sub Registrar Vasai 3

बायनाचे मूल्य ₹ 1015000/-
 भरलेले मुदोक्त मूल्य ₹ 141000/-

मावणीचा ₹ 235000/-

सहदुयम निबंधक, फी-२
 वसई क्र. ३

- देवनाचा प्रकार eChallan क्रम ₹ 23500/-
 सीडी/अन्नादिभागे जीवत क्रमांक M-1002680775201314M दिनांक 20/03/2014
 घेतले साच व पत्ता
- देवनाचा प्रकार By Cash क्रम ₹ 700/-

(Signature)

मूळ दस्त अंमतेत घिट व सीडी अद्यो
 लह पत्र विला.

सह. दु. नि. (प. ति.) व. वि.
 28/04/2016



वसई - ३
जल क्र. १ ८०/२०१६
७/१०

Co-operative Societies Act 1960, (hereinafter referred to as "the said Society")

WHEREAS by an Agreement For Sale dated 05/04/2014 duly registered within limit of Sub-Registrar office Vasai-3, Taluka Vasai, District Thane, vide registration No. Vasai-3-2493-2014 dated on 05/04/2014 the present transferor has purchased and acquired said Flat from MR. RUPESH VINAYAK SATPUTE

WHEREAS by an Agreement For Sale dated 08/09/2011 duly registered within limit of Sub-Registrar office Vasai-2, Taluka Vasai, District Thane, vide registration No. Vasai-2-10582-2011 dated on 08/09/2011 MR. RUPESH VINAYAK SATPUTE had purchased and acquired said Flat from M/S.SHARP REALTORS, having its office at A/19, Mirza Flatping Centre, Opp Railway Station, Virar (East), Taluka Vasai, Dist Thane, therein referred to as 'THE BUILDERS'.

AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest in respect of the said Flat and the Transferees herein have agreed to purchase and acquire the said Flat on 'OWNERSHIP BASIS' and WHEREAS the Builders/ Managing Committee of the proposed Society have agreed to at request of the Transferors to transfer the Flat No. 502, on Fifth Floor, in wing "M" in the Building No.3, Type A, B, C, D, E, F, G, J, K, L, M, N, O, P known as "DURVAS" Co-operative Housing Society Ltd, in Sector IV in the Township known as "Ashwaniwant Viva Township", to the Transferees.

NOW THIS INDENTURE WITNESSES AS UNDER








V.

528/8184

पावती

Original/Duplicate

Friday, July 03, 2015

नोंदणी क्र. :39म

4:54 PM

Regn.:39M

पावती क्र.: 9120 दिनांक: 03/07/2015

गावाचे नाव: कोन

दस्तऐवजाचा अनुक्रमांक: पवल4-8184-2015

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: जिग्नेश रामजी गाला - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

एकूण:

रु. 32100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
5:06 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

वाजार मुल्य: रु.6453000 /-

मोबदला: रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 450000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002057544201516R दिनांक: 03/07/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 2100/-

मी श्री/श्रीमती

आपले कार्यालयात दस्त क्र.

.....दिनांक / / अन्वये नोंदविलेला

मूळ दस्तऐवज सीडी व थंबनेल प्रिंट भाग्ये परिव्याचे असलेले

श्री/श्रीमती

यांचे कडे देण्यात यावे.

मूळ दस्तऐवज परत मिळाला

पक्षकाराची सही

लिपीक

सह. दुर्यम निबंधक पनवेल-४

Jamesh

वसई - ३
दिनांक १०/०१/२०१६
८१७०

1. The Transferors are the sole and absolute owner and in exclusive possession of the said Flat No. 502, on Fifth Floor, in wing "M" in the Building No.3, Type A, B, C, D, E, F, G, J, K, L, M, N, O, P known as "DURVAS" Co-operative Housing Society Ltd., in Sector IV in the Township known as "Yashwant Viva Township", Village Achole, Taluka Vasai, Dist-Palghar.
2. The Transferees have agreed to acquire from the Transferors and the Transferors have agreed to sell and transfer the said Flat on 'OWNERSHIP BASIS' for the sum of Rs.24,95,000/- (Rupees Twenty Four Lac Ninety Five Thousand Only) in full and final consideration of their claim to the said agreement for sale.
3. The Transferees have paid to the Transferors the sum of Rs.4,95,000/- (Rupees Four Lac Ninety Five Thousand Only) being the part payment prior to the execution of this agreement and the receipt whereof the Transferors do hereby admit and acknowledge. The Transferees shall further agreed to pay balance amount of Rs.20,00,000/- (Rupees Twenty Lac only) by way of loan from financial Institute / Bank within 45 (Forty-Five) working days from the date of registration of this agreement. The Transferees shall pay the balance amount as aforesaid on the due date without fail and without any delay or default or demur as time in respect of the said payments is of the essence of the contract. If the Transferees makes delays or default within 45 working days in making payment the Transferor shall be entitled to interest at the rate of 18 % per annum on balance payment.
4. A) On receiving full price consideration of the said flat, the Transferor shall put the Transferees in the possession of the said



K.I.P.N.
[Signature]

[Signature]

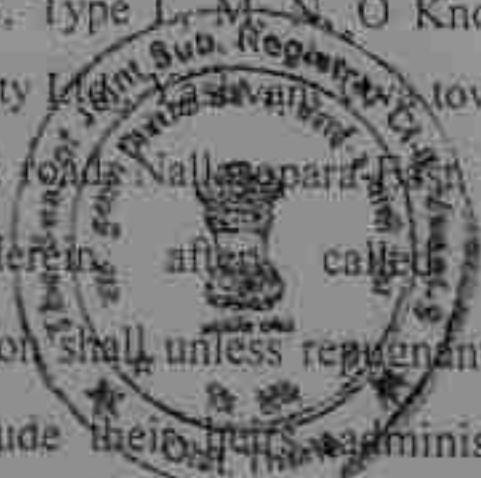
[Signature]

वसई - ३
दस्तावेज क्र. १८० / २०१९
५१८०

VILLAGE : ACHOLE
FLAT NO. : 502, in M wing
AREA IN BUILT UP : 41.82 Sq. Mtrs.
AGREEMENT VALUE : Rs.24,95,000/-
GOVE. VALUE : Rs.22,01,000/-
STAMP DUTY : Rs.1,49,700/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 06 day of January 2016 between **MR. RAJESH ANANT BHARTI** (Pan No. AMUPB9059J) aged 31 years, AND **MRS. MINAL RAJESH BHARTI** (Pan No. BMJPS6056A) aged 30 years, both adults, Indian Inhabitants, having address at Flat No. M-502, on the Fifth Floor, in Building No. 3, Type I, M, N, O Known as Durvas Co-operative Housing Society Ltd., Vasai, Palghar District, Sector-IV, Vasai- Nallasopara link road, Nallasopara, Taluka Vasai, Dist-Palghar-401209. Herein after called 'THE TRANSFERORS' (which expression shall, unless repugnant to the context and meaning thereof include their heirs, administrators, executors and assigns etc.) of the **FIRST PART** :



K. I. Rawal
ABRaided
Bhush
Mr. Shrotri

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दल क्र. १८०/२०१५
६/२०

AND
 MR. KIRAN ISHWAR RATHOD (Pan No. AHCPR2755A)) aged 37 years, AND MRS. NAYANA KIRAN RATHOD (Pan No. AZNPR354(D) aged 33 years, both adults, Indian Inhabitants, residing addressed at Flat No. B-201, Shella Apartment, Talav Road, Bhayandar-East, Dist-Thane-401105, hereinafter called 'THE TRANSFEREES' (which expression shall unless repugnant to the context and meaning thereof include their heirs, executors, administrators, and assigns) of the **SECOND PART:**

WHEREAS THE TRANSFERORS have been admitted as members of Durvas Co-operative Housing Society Ltd., situated at Yashwant Viva Township, Village Achole, Nallasopara (East), Taluka Vasai, Dist-Palghar, and WHEREAS THE TRANSFERORS acquired the rights, title and interest in respect of Flat No. 502, admeasuring to 375 Sq. Ft. (Carpet) equivalent to 34.85 Sq. Mtrs. (Carpet) area, on Fifth Floor, in wing "M" in the Building No.3, Type A, B, C, D, E, F, G, J, K, L, M, N, O, P known as "DURVAS" Co-operative Housing Society Ltd., in Sector IV in the township known as "Yashwant Viva Township" situated at Revenue Village Achole, on land bearing Survey No. 49 (old 420), S. No.50 (old 419), S. No. 51 (old 418), S. No.52 (old 415), S. No. 53 (old 396), S. No. 54 (old 416), S. No. 55 (old 417), S. No. 56 (old 421), Nallasopara-East, Taluka Vasai, Dist-Palghar-401209, within the Jurisdiction of Vasai-Virar Shahan Taluqa Maganpalka in the limit of Sub-Registration Office Vasai, Dist-Palghar hereinafter referred to as 'the Said Flat' for brevity's sake



WHEREAS the Durvas Co-operative Housing Society Ltd., has been registered under Registration No. TNA(VSI)/HSG/TC/_____ on dated _____ under Maharashtra

K.I. Rawl.

~~Rawl~~

~~Rawl~~

~~Rawl~~



03/07/2015

सूची क्र.2

दुय्यम निबंधक : गव. र. नि. पनवेल 4

दस्तावेज क्रमांक : 8184/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोल

(1) विवेचनाचा प्रकार	सेव हीड
(2) मालकी	9000000
(3) बाजार भाव (भाडेपट्ट्याच्या वाचनितपट्ट्याकार आकारणी देतो की पट्ट्याचे न नमूद करावे)	6453000
(4) नु.सापान, गोंदशिसा व प्रक्रमांक (अन्यासा)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: विभाग क्र. 9.1 वर 4510/- व 27.2 वर 33100/- : युनिट नं. 9-ग, "विना कलकथन को. ऑप. ड्रीमिंग सोसायटी" मध्ये नं. 4/1.5/0, 105/0, 106/0, 107/6, कोल, ता. पनवेल, जि. रायगड. क्षेत्र 1860.00 चौ. फूट. विस्तार. व घुनी जागा 1744 चौ. फूट. घुनी क्षेत्र मूळ क्षेत्र 335 चौ. मी. (Survey Number : 17, 470, 202/0, 106/0, 203/6 :) इतर हक्क :
(5) भावकाळ	1) 335 चौ. मीटर पोट्याचा क्षेत्र : 0 NA
(6) आकारणी किंवा जडी देण्याचे अनेक नमुने	
(7) इतरांचे करून देणा-या/विहित देणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाला हस्तमत्ता किंवा आदेश अन्वयात प्रतिवादिचे नाव व पत्ता	1) नाव: शहनाज एक. पेटीवाला - - वय: -60; पत्ता: प्लॉट नं. - भाळा नं. - इमानीचे नाव: ५५, फॉरगेट स्ट्रीट, देवान टेंग, पत्रिका मजला, मुंबई., ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुंबई. पिन कोड: -400036 पिन नं.: AACPP3810D 2) नाव: जहीर एक. पेटीवाला यांचे कु. म. म्हणून फाखरुद्दीन वगारकरांचा - - वय: -40; पत्ता: प्लॉट नं. - भाळा नं. - इमानीचे नाव: ५५, पत्रिका मजला, फॉरगेट स्ट्रीट, देवान टेंग, मुंबई., ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुंबई. पिन कोड: -400036 पिन नं.: AABP84240L
(8) इतरांचे करून देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाला हस्तमत्ता किंवा आदेश अन्वयात प्रतिवादिचे नाव व पत्ता	1) नाव: जिप्रेथ रामजी गाला - - वय: -43; पत्ता: प्लॉट नं. - भाळा नं. - इमानीचे नाव: ५४, दुसरा मजला, हरी वाग, मन मील रोड, सोअर परेड, मुंबई., ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुंबई. पिन कोड: -400013 पिन नं.: ACCPG6464E
(9) इतरांचे करून देणा-या दिनांक	03/07/2015
(10) इतरांचे करून देणा-या दिनांक	03/07/2015
(11) अनुक्रमांक, खंड व पृष्ठ	8184/2015
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	450000
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000
(14) भाग	



सह. दुय्यम निबंधक पनवेल क्र. ४

मुल्यांकनासाठी विभागात पंतलेला नपथीत :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

वसई - ३
जा.क्र. ८०/२०१४
७/१०

Co-operative Societies Act 1960, (hereinafter referred to as "the said Society")

WHEREAS by an Agreement For Sale dated 05/04/2014 duly registered within limit of Sub-Registrar office Vasai-3, Taluka Vasai, District Thane, vide registration No. Vasai-3-2493-2014 dated on 05/04/2014 the present transferor has purchased and acquired said Flat from MR. RUPESH VINAYAK SATPUTE

WHEREAS by an Agreement For Sale dated 08/09/2011 duly registered within limit of Sub-Registrar office Vasai-2, Taluka Vasai, District Thane, vide registration No. Vasai-2-10582-2011 dated on 08/09/2011 MR. RUPESH VINAYAK SATPUTE had purchased and acquired said Flat from M/S.SHARP REALTORS, having its office at A/19, Mirza Flatping Centre, Opp Railway Station, Virar (East), Taluka Vasai, Dist Thane, therein referred to as 'THE BUILDERS'.

AND WHEREAS the Transferors herein have agreed to sell, transfer all the right, title and interest in respect of the said Flat and the Transferees herein have agreed to purchase and acquire the said Flat on 'OWNERSHIP BASIS' and WHEREAS the Builders/ Managing Committee of the proposed Society have agreed to at request of the Transferors to transfer the Flat No. 502, on Fifth Floor, in wing "M" in the Building No.3, Type A, B, C, D, E, F, G, J, K, L, M, N, O, P known as "DURVAS" Co-operative Housing Society Ltd, in Sector IV in the Township known as "Swant Viva Township", to the Transferees.



NOW THIS INDENTURE WITNESSES AS UNDER

K.T. Gaud
[Signature]
[Signature]
[Signature]