

नन-१
००१५-१६
२०००

(a) The Transferor has not in any way encumbered, agreed to encumber by way of mortgage, charges, lien, trust, sale, pledge or otherwise howsoever his right, title, and interest in the said Shares and the said Office Premises and that the same are free from all encumbrances whatsoever, that his said right, title and interest in the said Shares and/or the said Office Premises have not been attached either before or after judgement or by or at the instance of Taxation Authorities or any other authorities, that the Transferor has not given any undertaking to the Taxation Authorities or any other authorities not to deal with or dispose of their said right, title and interest in the said Shares and/or the said Office Premises and that the Transferor has full and absolute power to deal with the same.

- 12. The Transfer Fee if any, payable to the said Society for transferring the said shares (and as incidental to such transfer the right to use, enjoy and occupy the said Office Premises) in the name of the Transferee shall be borne and paid by the Transferee alone.
- 13. It is agreed between the parties hereto that the stamp duty and registration charges in connection with this transfer shall be borne and paid by the Transferee alone.
- 14. The Transferor and the Transferee shall bear and pay their respective lawyer's or Solicitor's professional charges.
- 15. The Transferee has physically inspected and verify the area of the said Office Premises and the marketable title of the said Office Premises and is satisfied regarding the same.

SCHEDULE OF PROPERTY

Office Premises No: 5 admeasuring 639 square feet built up area on Ground Floor of the building known as The Ramanand Premises Co-operative Housing Society Limited of the said Society situated at Revenue Village Naupada, City Survey No: 35, Tikka No: 23, Gokhale Road, Naupada, Thane 400 602.

IN WITNESS WHEREOF the parties hereto have executed these presents (in duplicate) the day and year first hereinabove written.

SIGNED AND DELIVERED by within named Transferor:
Mr Sharatchandra Kashinath Bhave
in the presence of

[Handwritten signature]

SIGNED AND DELIVERED by within named Transferee:
Mr Dilip Pandurang Vaidya
in the presence of

X *[Handwritten signature]*

X D.P. Vaidya

11 *[Handwritten signature]*
2) *[Handwritten signature]*

Architect's Name & Address :

Shri. Deole Bros.

Jay Building

Cinema Road

Ghalkopar, Bay 86

Owner's Name & Address :

Shri S.L. Taskar

Commence Certificate & Building Permit

No. V.P. 38 Date 12.6.78

Locality T.No. 29 C-5 No. 35

of N. Golchala path,
Maupada Thane (W)

Permission is hereby granted to occupy the Building as mentioned above.

1) Complete the work in all respects.

2) Building shall be taken from the date of issue of occupation certificate.



OCCUPATION CERTIFICATE MP 38

Date 2.5.11/79

DIMENSIONS

ground floor only (part)

Shop: 1x 14'3" x 9'9" avg. + store: 1x 19'3" x 9'9" avg.

1x 23'6" x 13'6" + store: 1x 10'0" x 13'6"

1x 28'2" x 9'0" + store: 1x 5'4" x 9'0"

Consulting: 1x 14'6" x 10'0", waiting: 1x 14'6" x 10'0"

Physiq. Therp: 1x 19'0" x 10'0", Examn: 1x 10'0" x 10'0"

Path: 1x 10'0" x 15'0", Lab: 1x 10'0" x 10'0"

1x 4'0" x 4'6", 0'1" x 4'0" inside 3 Nos (all encl. on site)

First Floor only

X Ray: 1x 10'0" x 9'0", Docs: 1x 10'0" x 9'6", Exam: 1x 10'0" x 9'6"

M. Store: 1x 10'0" x 9'6", waiting: 1x 10'0" x 9'6"

Room: 1x 10'0" x 10'5", 1x 14'9" x 14'9", 1x 14'6" x 19'0" Rm: 1x 10'0" x 10'0"

Living: 1x 10'0" x 10'0", 1x 10'0" x 14'9", 1x 10'0" x 14'9"

Gen: 1x 10'0" x 4'9", 1x 4'0" x 4'9", 1x 4'0" x 10'0", 1x 4'0" x 7'0"

to: 1x 4'0" x 4'0", 1x 4'3" x 4'0", 1x 4'5" x 5'0"

Bath: 1x 4'0" x 6'0", 1x 4'0" x 5'6"

1x 4'0" x 4'0", 1x 4'3" x 4'0", 1x 4'5" x 5'0"



Chief Officer

Town Development Officer Thane Municipal Council Thane

Municipal Council

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



STAMP DUTY

Rs. 0160000

281986

MAHARASHTRA
SPECIAL ADHESIVE

15.12.2000

00040

MAHARASHTRA

1115157207:1

Rs One lac Sixty thousand only

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

टनन-१
७४००१९-९६
२०००

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Thane this 15th day
of December 2000 BETWEEN

1. Shri Sharatchandra Kashinath Bhave residing at
Thane.

Indian Inhabitant hereinafter called "The Transferor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the One Part and

2. Shri Dilip Pandurang Vaidya residing at Someshwar Niwas, 109, Shivaji Park Road No: 3, Dadar, Mumbai 400 028 also Indian Inhabitant hereinafter called "The Transferee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the Other Part;

WHEREAS :

The Transferor is a member and registered shareholder of The Ramanand Premises Co-operative Housing Society Limited a society registered under Co-operative Societies Registration Act and having Registration No. TNA/GNL/306 dated 05/05/1979 hereinafter called "The said Society" and holds in all 5 shares of Rs 50 each thereof comprising of Share Certificate bearing No: 6 having Distinctive Nos: 26 to 30 issued by the said Society (hereinafter referred to as "the said Shares") and as such member is entitled to and is in exclusive use, enjoyment, occupation and possession of Office Premises No: 5 admeasuring 639 square feet built-up area on Ground Floor of the building known as The Ramanand Premises Co-operative Housing Society Limited of the said Society situated at City Survey No: 35, Tikka No: 23, Gokhale Road, Naupada, Thane 400 602 (hereinafter referred to as "the said Office

Signature

पावती क्र.

मु. १,६०,००० (११)

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक

२१/१२/२००० सन १९

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

के. ए. १६००००००

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

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"

"

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₹ 1,61,068

एकूण

₹ 96,906

दस्तऐवज

नक्कल

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२००९

तयार होईल व

नोंदणीकृत झकेने पावती जाईल.

या कार्यालयात देण्यात देईल

मुख्य निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत झकेने पावती जाईल व

हवाली करावा.

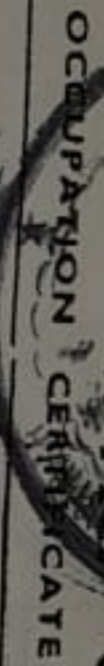
सादरवर्ता

98

THANE

MUNICIPAL

COUNCIL



V.P. 38

Date 25/11/79

Architect's Name & Address :

Shri. Deole Bros.

Jay Bldg. Cinema Road,

Ghadkhar

Bombay 40086

Owner's Name & Address :

Shri. S.L. Talskar

Commence Certificate & Building Permit

No. V.P. 38 Date 12.6.78

Locality T.Ne. 23, C.S.No. 35

N. Gekhal path,

Mattipade Thane (W).

Permission is hereby granted to occupy the Building as mentioned above. 1) Completion certificate shall be... 2) Building shall be taxed from the date of issue of occupation certificate.

SECON FLOOR DIMENSIONS

Bed : 1x 10'0" x 10'0" , Changing 1x 10'0" x 8'0"
Toilet : 2x 4'9" x 4'0" , Dining 1x 10'0" x 8'6"
Bed : 1x 10'0" x 10'0" , Bath : 1x 4'0" x 6'0" w.c. 1x 4'0" x 6'0"
Kitchen : 1x 14'6" x 19'0" , Living 1x 14'6" x 19'0" , Toilet 1x 4'0" x 6'0"
Living : 1x 18'9" x 14'6" , Bed : 1x 10'0" x 14'9"
Septic tank with soak pit.
Sanction tank & Storage tank

TRUE COPY



1979

Town P... Jt. Cent Officer Thane Municipal Council

Chief Officer Thane Municipal Council Thane

2000 6806192-93