

**THE BLDG. A1 & A2, RAUNAK PARK CO-OPERATIVE**

**HOUSING SOCIETY LIMITED**

Pokhran Road No.2, Kokani Pada, Majewade Thane ( w )  
Registered under the Maharashtra Co-operative Societies Act, 1960

( Registration No. TNA/(TNA)/HSG/(TC)/12004/2000. Date 4.10.2000 )

**Serial No. ( )34**

Authorised Share Capital Rs 1,00,000 Divided into 2,000 Shares each of Rs. 50/- only

Members Registration No. 48

**THIS IS TO CERTIFY** that smt. Abkal Ajay Kumbhar

of A2-704 is the Registered Holder of five Shares from No 166 to

170 of Rs. 50/- each ( Rs. Fifty each )

in **THE BLDG. A1 & A2, RAUNAK PARK CO-OPERATIVE HOUSING SOCIETY**

**LIMITED** THANE ( WEST ) subject to the Bye-laws of the said Society

and that upon such shares the sum of Rs 250/- ( Rupees Two hundred fifty ) has been paid.

**GIVEN** under the Common Seal of the said Society at THANE this 25th 11

Day of Dec 2003 [Signature] Chairman

[Signature] Hon Secretary

[Signature] Member of the Committee





Day, August 10, 2007

11:50 AM

Sr. No. of Transfer

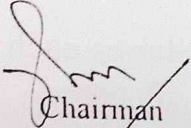
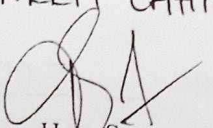

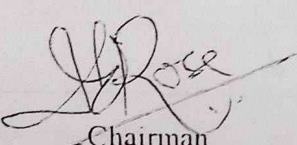
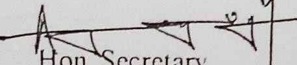
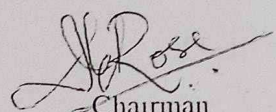
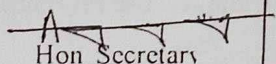
मास  
दिनांक  
विवेकाचा अर्थ  
विवेकाचा प्रकार  
रुपारो

Date of General Body/  
Managing Committee Meeting  
at which transfer was  
approved

To Whom Transferred

Sr. No. in the Share Register at  
which the transfer of shares  
held by the transferor are  
registered

Sr. No. in the Share Regis-  
ter at which the name of  
the Transferee is  
recorded

1	2	3	4	5
1	M.C dated 16-2-02  Chairman	REETI CHHIBBER  Hon Secretary	SR NO. 34 Share No. 166-170	 Committee Member
2	10/10/2007  Chairman	Lawrence Swamy. Alice & L Swamy.  Hon Secretary	SR NO	T.R. Shete. Committee Member
3	6/02/2008  Chairman	Manisha S. Akhawe & Sanjeev B. Akhawe.  Hon Secretary	SR NO 62	T.R. Shete. Committee Member
4	Chairman	Hon Secretary		Committee Member
5	Chairman	Hon Secretary		Committee Member

**FRANKING DEPOSIT SLIP**

<b>ICICI Bank</b>		Customer Copy	
Deposit Br. No. 22, Thane	Date: 28/08/07	Pay to: ICICI Bank Ltd. A/C Stamp Duty	
Franking Value	Rs. 41600	N. No. of Stamp duty pay: 9 party:	
Service Charges	Rs. 10	Manisha S. Akhawe.	
Total	Rs. 41610		

Draw on Bank:

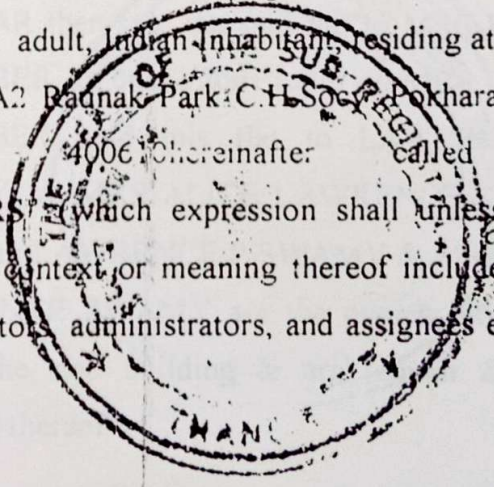
Duplicate Cheque No.

Original Stamp No.

(For Bank's Use only)

AGREEMENT FOR SALE

THIS AGREEMENT is made at Thane on this 28 day of August 2007, between, MR LAWRENCE P SWAMY (PAN- AKNPS 2031E ) & MRS ALICE LAWRENCE SWAMY (PAN- BUTPS 6460A ) aged about 39 & 38 years respectively, both adult, Indian Inhabitant, residing at flat no A-2/701, of A/1/A2 Radnak Park C.H.Soc. Pokharan road no 2, Thane- 400610 hereinafter called the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof includes their legal heirs, executors, administrators, and assignees etc.) of the FIRST PART



partly one thousand six hundred only

Glen Morgan Veer Savarad.  
 Marg, Panchpakhadi,  
 Thane - 400 607  
 D-5/STP(VIC) 207/2020/2006/10/05  
 207/2020/2006/10/05  
 SIGNATORY  
 R. 00496000-00000000  
 10:40  
 169252  
 AUG 08 2007

रजम - ६  
 २१२९

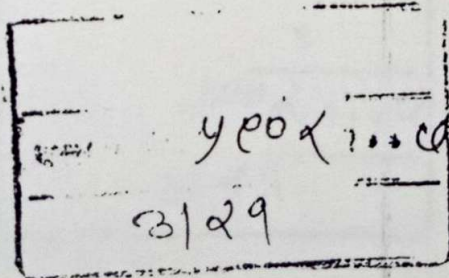
*M. S. Akhawe*  
*Akhawe*

*Swamy*

AND MRS MANISHA SANJEEV AKHAVE (PAN AFAPA7115H) & MR SANJEEV BALKRISHNA AKHAVE (PAN- AAOPA7456Q ) both 42 years, both Adult, Indian Inhabitant, residing at A-1/403, of A1/A2 Raunak Park C.H.Socy ,Pokharan road no 2, Thane- 400 610. hereinafter called the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their legal heirs, executors, administrators and assignees etc.) Of the SECOND PART.

WHEREAS:-

3. The Transferors own on ownership basis one residential flat being flat no A2/704, A1/A2 Raunak Park C.H.Socy ,Pokharan road no 2, Thane- 400 610 admeasuring 452 sq. ft built up ( 42.05 sq.meters) area, on thereabouts on 7<sup>th</sup> floor, in the building regd vide regn no TNA/(TNA)/HSG/(TC)/12004/2000 DT 04/10/2000.
4. The first agreement of the flat happened between M/S KHANDELWAL AND ASSOCIATES & MRS ALKA A KAMDAR on 31/12/2000. MRS ALKA A KAMDAR then sold the said flat to MRS REETI R CHHIBBER on 06/12/2001. Later on MRS REETI R CHHIBBER sold this flat to LAWRENCE P SWAMY & MRS ALICE LAWRENCE SWAMY. Since then LAWRENCE P SWAMY & MRS ALICE LAWRENCE SWAMY are the owners of the said flat in the said building & are regular & lawful members thereof.



*Swamy*

*MS Akhave*  
*Swamy*

3. The transferors herein are in possession of the said flat & they have mortgaged this flat with CITI Bank . Transferors will clear the said mortgage of Rs 4,00,000/-(Four lacs only) as soon as they sell the said flat to transferees and get full amount of consideration paid. The transferors have also received no objection letter from CITI Bank to sell the said flat to the transferees.
4. The Transferors have now agreed to sell the said flat to the Transferees and the Transferees have agreed to purchase the same from the Transferors on ownership basis
5. The Parties hereto have agreed upon the terms and conditions in respect of the said sale of the said flat.
6. The Parties hereto being now desirous of recording the said terms and conditions in writing.

NOW THEREFORE THIS INDENTURE WITNESSETHS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Transferors shall sell and The Transferees shall purchase the residential flat A2/704 of A1/A2 Raunak Park C H Socy ,Pekharan road no.2, Thane- 400 610, survey no 278/2,279,280/6, village Majiwade Tal & Dist Thane, pincode-400 610 free of all encumbrances & liabilities at the lump-sum price of Rs 11,80,000/-(Rupees Eleven lacs eighty thousand Only)
2. The Transferees till date have paid an amount of Rs 51,000/- (Rupees Fifty one thousand only) by ch no 126031, of Corporation Bank, Thane, dt 03/08/2007

40022004
8/89

*My*  
*Signature*

*Mskhan*  
*Sskhan*

Out of Rs 11,80,000/- (Rupees Eleven lacs eighty thousand Only) keeping the balance of Rs.11,29,000/- (Rupees Eleven lacs twenty-nine thousand Only) The Transferees hereby undertake to pay the balance amount of 11,29,000/- (Rupees Eleven lacs twenty-nine thousand Only) by 30/09/2007.

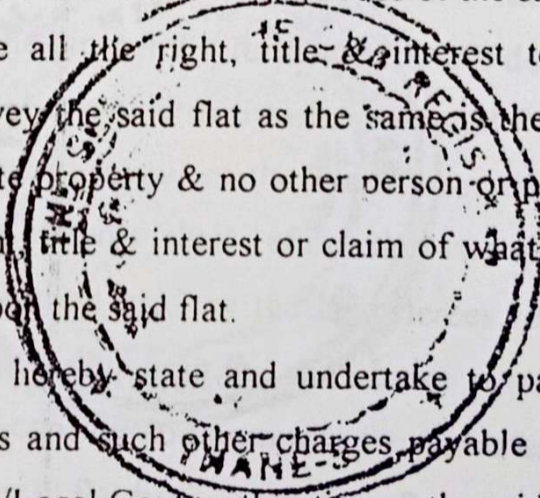
3. Transferors agree to handover immediate possession of the said flat as soon as final payment is made by the transferees. The transferors also agree to immediately clear their mortgage dues with CITI bank as soon as final payment is made by the transferees.

3 The Transferors have paid up the Municipal Taxes/Govt. dues./Taxes Local Govt. Taxes etc and other charges payable by them to the said housing society, Municipal Govt., Local Govt. as the case may be till today.

4. The Transferors herein hereby agree and undertake to sign and execute and or got signed and executed all such necessary application, form, deed, matter, and things as may be necessary at any time in future.

5. When transferors clear their mortgage dues of the said flat they shall have all the right, title & interest to sell, transfer & convey the said flat as the same is their self acquired separate property & no other person or persons has got any right, title & interest or claim of whatsoever nature into & upon the said flat.

6. The Transferors hereby state and undertake to pay the Municipal Taxes and such other charges payable to the Govt./Municipal/Local Govt. authorities, or the said



*Shy*  
*Swamy*

4002
4199

*MSE Khane*  
*SBL Khane*

SCHEDULE OF THE PROPERTY

The said building known as A1/A2 Raunak Park C.H.Soc'y  
ltd, situated and constructed on the plot of land bearing ,  
survey no 278/2,279,280/6, village majiwade Tal & Dist  
Thane, in the area stated hereinabove being in the limits of  
Thane Municipal Corporation and Registration District-  
Thane.

IN WITNESSETH WHEREOF THE PARTIES HERETO  
HAVE HEREUNTO SET AND AND SUBSCRIBED  
THEIR RESPECTIVE HANDS ON THE DAY AND YEAR  
FIRST HEREINABOVE WRITTEN.

SIGNED, AND DELIVERED )

By the within named 'TRANSFERORS' )

MR LAWRENCE P SWAMY ) ✓

MRS ALICE L SWAMY ) ✓

*-Swamy*

In presence of

1) Prateeksha S Joshi ) P.S. Joshi

2) Rumi )

SIGNED, AND DELIVERED )

By the within named 'TRANSFEREES' )

MRS MANISHA S AKHAVE )

*(Mskhave)*

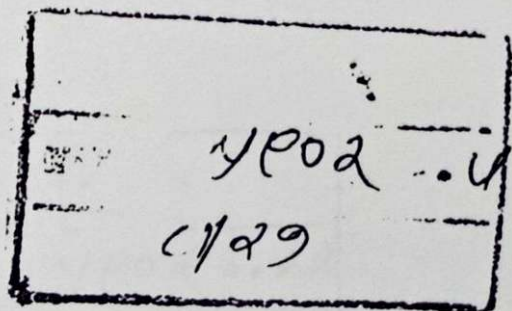
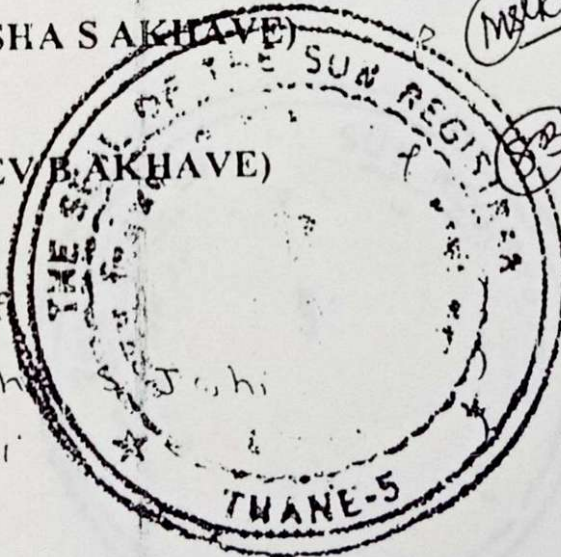
MR SANJEEV B. AKHAVE ) ✓

*(Bkhave)*

In presence of

1) Prateeksha S Joshi )

2) Rumi )



RECEIPT


Received with thanks from MRS MANISHA SANJEEV AKHAVE & MR SANJEEV BALKRISHNA AKHAVE 51,000/- (Rupees Fifty one thousand only) by ch no 126031, of Corporation Bank, Thane, dt 03/08/2007 as part payment consideration out of Rs 11,80,000/- (Rupees Eleven lacs eighty thousand Only) of the Agreement to sale of flat no. A-2/704, of A1/A2 Raunak Park C.H.Soc'y, Pokharan road no 2, Thane- 400 610 hereinabove mentioned.

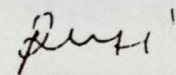
We say Received

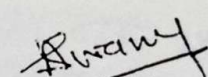


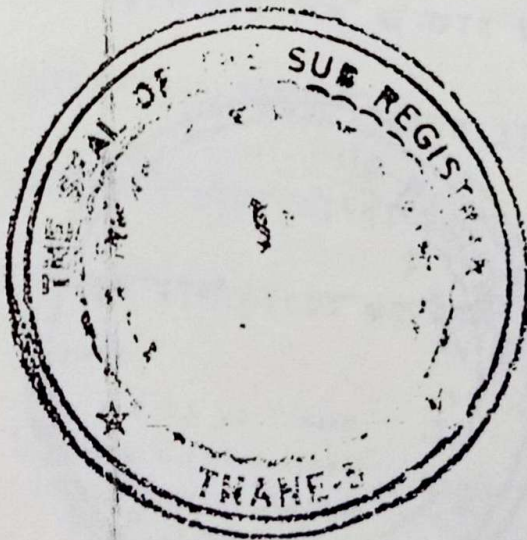
(MR LAWRENCE P SWAMY)

WITNESSES: -

1) Prateeksha Joshi - P.S. To: 

2) 

  
(MRS ALICE L SWAMY)



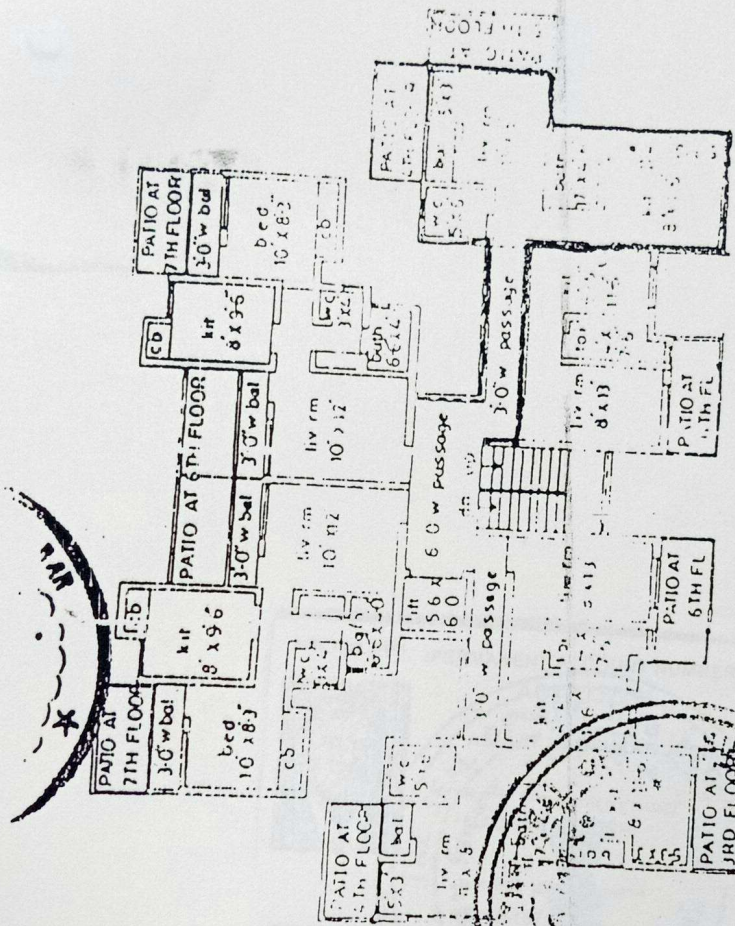
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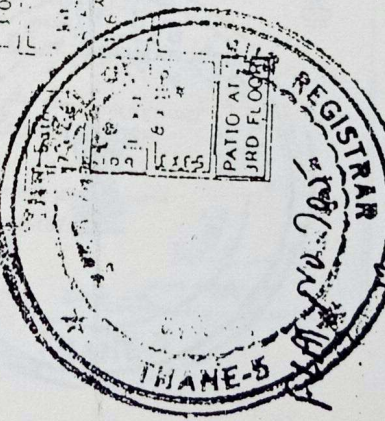




# AMENITIES



TYPICAL FLOOR PLAN  
FOR A2 TYPE



844-8
FOR COPY 4/20/12
9/1/12

NAL



RAUNAK PARK (KATODLWAL)

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 27)  
Occupancy Certificate

166

For Stilt + Seven Upper Floors only.  
For Building No. B-1.

P. No. 88/042/

TMC/TDD. 2524

Date 09-03-2000

Shri. Molay S. Bakshi.

S. Niwara Apt., Veer Savarkar Marg,  
Thane (W) - 1.

M/s. Pashu-Rakshak Mandal Trust (Owner)

Sub: Occupation Certificate for the proposed  
Building No. B-1, at Raunak Park on plot  
bearing S.No. 277/3, 277/13, 278/2, 279, 280/6  
and 280/9 at Vailage Majiwade, Thane.

Ref: V. P. No. 88/042.

Your Letter No 9830 dated 3/2/2000.

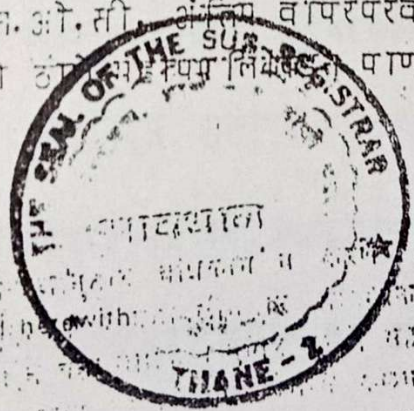
The part / full development work / erection / re-erection or alteration in / of building / part building  
B-1 situated at: Majiwade Road/Street

Plot No. --- Sector No. --- S. No. 277/3, 277/13,  
278/2, 279, 280/6, 280/9.

Page/TAS No. Majiwade under the supervision of Mr. Molay S. Bakshi. Licensed  
Architect/Licence No. CA/89/12277.

to be occupied on the following Conditions.

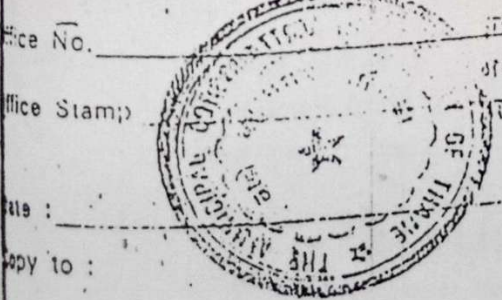
- 1] अंतिम वापरपरवान्यापूर्वी रतत्याकडील जागेचा खुला ताबा करारनाम्यासह ठाणे महानगरपालिकेत यावा व रतता म्युनिसिपल स्पेसिफिकेशननुसार बांधणी करावी.
- 2] सम. हो. रन. रल. कडील रन. ओ. सी. अंतिम वापरपरवान्यापूर्वी दाखल करावी.
- 3] उपलब्धतेनुसार पिण्यासाठी ठाणे म्युनिसिपल पाणीपुरवठा करण्यात येईल.



दनन-१  
१११२०/१९३४  
२०१

Yours faithfully,

set of certified completion plan is returned



दनन-२  
२००१/२००६  
८/१३

Dy. City Engineer,  
(Planning & Development)  
Municipal Corporation of  
the city of Thane.

- Collector of Thane.
- Dy. Mun. Commissioner, Zone...
- E. E. (Water works), TMC
- Assessor, Tax Dept., TMC
- Vigilance Dept. T. D. D. TMC

### SCHEDULE OF THE PROPERTY

All that piece and parcel of a residential premises bearing Flat no 704, admeasuring about 377 sq.ft. carpet area on the seventh floor, of the building no. A2. popularly known as THE BLDG. A1 & A2 RAUNAK PARK CO.OP.HSG.SOC.LTD., of Raunak park, 278/2, 279 & 280/6, lying being and situated at village Majiwade, Kokani Pada, Phokran road No. 2, Thane- 400610. Tal. & Dist. Thane, within the limits of Thane Municipal Corporation and in the registration district & sub-registration district of Thane.

In WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and the year first herein above written.

SIGNED, SEALED & DELIVERED )  
By the within named \_\_\_\_\_ )  
Mrs. Reeti R.Chhibber )  
(THE SELLER) The Party of FIRST )

*Reeti Chhibber*

PART, in the presence of \_\_\_\_\_ )  
D.B. Rane )

*[Signature]*

SIGNED, SEALED & DELIVERED )  
By the within named \_\_\_\_\_ )  
Mr. Lawrence Swamy & Mrs. Alice )  
Lawrence Swamy )  
(THE PURCHASER) The Party of \_\_\_\_\_ )

*Lawrence Swamy*      *[Signature]*

SECOND PART, in the presence of \_\_\_\_\_ )  
D.B. Rane )

*[Signature]*



टनन-२  
५/१३

7665 111171

9870409548