

Mob: 80982517408

8004690441

THE _____ CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the M. C. S. Act, 1960) (Registration No. TNA/HSG/TC 2577 Date 88-89)

Serial No. 25

Authorised Share Capital Rs. 10,000 Divided into 200 Shares each of Rs. 50/- on Member's Registration No. 25.

THIS IS TO CERTIFY that Sri/Smt. Sudha Ashok Ran...

of Flat No. 25 is the Registered Holder of (Five) Shares from No. 121 to 125 of Rs. 250 (Rs. Two Hundred Fifty only) in THE Muktilalboom CO-OPERATIVE HOUSING SOCIETY LIMITED, Steer Nagar, Thane subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Thane this 14th day of Nov. 1989.

Chairman, Hon. Secretary, Member of the Committee

P. T. O.

३३३३ ८८५०

नोंदणी ३९. म.
Regn. ३९ म.

पावती

वस्तुपेवजाचा/अर्जाचा अनुक्रमांक ३२०९

दिनांक १९/५/२०००

वस्तुपेवजाचा प्रकार-

फरमाचे

रु. ४९५०००/-
बा रु. ५०००००/-

सादर करणाराचे नाव-

श्रीमिती विशारवा विजय लाल

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पुस्तकाकताची नक्कल फी

टपालखर्च

नकला किंवा नार्पने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

इह-कलम २५ अन्वये

कलम ३४ अन्वये

संभाषित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) वाव रु.

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दस्तऐवज

नक्कल

रोजी तयार होईल न

नोंदणीकृत डाकेने पाठवली जाईल.

साक्षात्कारालयाने देण्यात येईल.

मुख्य निबंधक राजीव शर्मा

दस्तऐवज खाली नाम दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

साक्षरकर्ता

७९७०८०५०/५१

पावती क.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ३२०९

दिनांक १९/५/२०००

दस्तऐवजाचा प्रकार- फरमाचे र.रु. ४९५०००/-

सादर करणाराचे नाव- बा.रु. ५०००००/-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा झापणे (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

श्रमागित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बा.रु.

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५०००	₹
४०	₹
१६	₹
	₹
५०५६	₹

एकूण

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत ठाकेने पाठवली जाईल.

या कार्यालयत देण्यात येईल.

मुख्यम निबंधक.

मुख्यम निबंधक ठाके इ. ३

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत ठाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

Muktidham Co-opreative Housing Society Ltd.

Reg.No. TANA/(TANA)/HSG/(TCY)2577 /1988-89

K-2. SHREE NAGAR. WAGLE ESTATE. THANE (W). PIN CODE NO. 400 604.

DATE: 17/05/2000

Ref. No. 02/MD/2000

- We, _____ hereby certify that
- (1) Flat No.B/25 (Name of Smt. Sudha Ashok Rane situated at Thane bearing building, if any) Survey No. 427 H.No. Plot No. _____ has been allotted to Smt.Sudha Ashok Rane.
 - (2) That the total cost of the flat is Rs. 4,95,000 (Rupees Four Lakhs Ninety Five Thousand only)
 - (3) That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
 - (4) We confirm that we have no objection whatsoever to Smt. Vishakha Vijay Tambat mortgaging the flat to State Bank of India on full and final settlement of the consideration.
 - (5) We further confirm that the Co-Operative Housing Society, will be formed in the due course.
 - (6) We have not borrowed from any financial Institution for purchase of land or construction of building have not created and will not create any encumbrances on the flat/ house allotted to her during currency of the loan sanctioned/ to be sanctioned by the Bank to her.
 - (7) We are agreeable to accept State Bank of India as nominee for the flat allotted to Smt. Vishakha Vijay Tambat.

17 MAY 2000

11 Eight thousand seven hundred fifty 13

₹ 1715

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

AGREEMENT FOR SALE.

THIS Agreement for Sale is made and entered into at Thane on this ___ day of MAY 2000, B E T W E E N SMT.SUDHA ASHOK RANE, Age ___ years, Indian Inhabitant, Residing at Flat No.25, First Floor, in Muktidham Co-Operative Housing Society Ltd. Shree Nagar, Thane (West), hereinafter referred to as "TRANSFEROR" (Which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include her heirs, assigns, executors and administrators and assigns) of the ONE PART. A N D

✓ MRS. VISHAKHA VIJAY TAMBAT, Age 26 years, Residing at Flat No.302, Govind Niwas, Kisan Nagar No.2, Wagale Estate Road No.16, Thane 400 604. hereinafter referred to as "TRANSFEREE" (Which expression shall, ~~unless it be otherwise repugnant to the context or meaning thereof~~ be deemed to mean and include her heirs, assigns executors and administrators and assigns) of the OTHER PART.

WHEREAS the Transferor has purchased the said Flat by an Agreement for Sale Dt.13/06/1987 from M/s. Unit Arsens

J.Rane

Vambur

Developers and the said Agreement for Sale is Registered on 17/06/1987 at Sr.No.3180/87 with Sub-Registrar, Thane-1.

WHEREAS the Transferor is absolutely seized and possessed of and is otherwise well and sufficiently entitled to Flat 25, Admeasuring 490 sq.ft. of built-up area on the First Floor, in Muktidham Co-Operative Housing Society Ltd., Shree Nagar, Thane (West), and more particularly described in "Schedule Annexed hereto" hereinafter referred to as the said "FLAT" in Muktidham Co-Operative Housing Society Ltd., Thane, Registered under the M.C.S. Act, 1960, Registration No.TNA (TNA)HSG/TC/2577/88-89 on 14/11/1989 hereinafter referred to as the said "SOCIETY".

AND WHEREAS the Transferor is a Registered Member of the said Society and is holding Five Shares of Rs.50/- each bearing Serial Nos. 125 to 130 as per Share Certificate No.25, hereinafter referred to as the said "SHARES" issued by the said Muktidham Co-Operative Housing Society Ltd., on 14/11/1989

AND WHEREAS the Transferee is intending to purchase from the Transferor and the Transferor has agreed to sell and transfer the FLAT and the SHARES to the Transferee on the terms and conditions as herein below mentioned.

NOW THIS AGREEMENT WITNESSETH AS UNDER.

- 1) A) The Transferor hereby agree to sell and assign in favour of the Transferee and the Transferee does hereby agree to purchase and acquire from the Transferor the said flat with all the beneficial rights, title and interest in respect the said flat in inclusive of said share in the said Society together with the deposit if any with the Society free from all encumbrances for a total consideration of Rs.4,95,000/- (Rupees Five Lacs Ninety Five Thousand Only) being the full and final consideration of the said flat and the said shares to be paid as under :

B) The Transferee has paid to the Transferor a sum of Rs.45,000/- (Rupees Forty Five Thousand Only) being earnest money or deposit out of the total consideration at the time of Execution of this Agreement.

C) The Balance amount of consideration of Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand Only) shall be paid by the Transferee to the Transferors after obtaining Loan from Bank / Financial Institutions. The Transferor has agreed to give to the Transferee Vacant and Peaceful Possession of the said Flat on receiving the entire amount of consideration.

THE TRANSFEROR HEREBY DECLARES THAT :-

- I) That the Transferor has not entered into any Agreement of whatsoever nature with any other persons or body corporate in respect of the said Flat or part thereof nor has done any other act or commission creating any other liability, encumbrances or charge on her rights, title, interest in respect of the said Flat and the said Shares.
- II) That there is no prohibitory order by any Government and/or local authority or injunction from any Court restraining the Transferor from handing over the possession and transferring the said Flat and the Shares to the Transferee.
- III) That he has acquired the said Flat and the said Shares out of her self acquired funds and no other person has got any right, title or interest in the said Flat and the said Shares.
- IV) The Transferor hereby declares that she is the

of sale, Exchange Gift, Will, Trust, Tenancy, Mortgage Agreements, Lien or otherwise of whatsoever nature

- V) The Transferor has not in any way encumbered or agreed to encumber by way of mortgage, charge, lien, trust, sale, pledge or otherwise, her right, title and interest in the said Shares and the Flat and that the same are free from all encumbrances of whatsoever nature.
- VI) That all dues, of the Society, Local Authority and the claims like stamp duty, and Registration Fee if any, in connection with the said Flat pertaining to the period before execution of these presents shall be borne and paid exclusively by the Transferor.
- VII) The Transferor agrees to sign and execute such other documents forms, papers etc, as required by the Society or Local Authority or Government Authorities as and when necessary in favour of the Transferee for effecting the sale and transfer of the said Flat and the Shares in the name of the Transferee.
- VIII) The Transferor shall hand over all original receipts, documents, papers in respect of the said Flat and Shares to the Transferee at the time of handing over vacant and peaceful possession of the said Flat as mentioned hereinabove.
- IX) The Transferor shall also apply to obtain the Certificate under Section 230-A of Income Tax

- 3) The Transferee is aware and hereby declares that she is acquiring the said Shares and the said Flat for her own use and Occupation.
- 4) The Society Transfer charges payable in respect of this Agreement shall be borne and paid by the Transferor and Transferee in Equal Shares.
- 5) The Stamp Duty and Registration charges payable in respect of this Agreement shall be borne and paid only by the Transferee.

IN WITNESSETH WHEREOF THE parties hereto have set and subscribed their respective hands on the day and the year first hereinabove mentioned.

SCHEDULE OF THE PROPERTY.

Flat No.25, Admeasuring 490 sq.ft. of built-up area in the Building known Muktidham Co-Operative Housing Society Ltd., constructed on the property bearing Survey Nos.427(P) to 435(P) and 485, situated at Shree Nagar, Wagle Estate Thane, within the limits of Thane Municipal Corporation, Tal. & Dist. Thane, and Registration District and Sub-District Thane.

SIGNED, SEALED AND DELIVERED
BY the within named "TRANSFEROR"
MRS. SUDHA ASHOK RANE.
in the presence of

S. Rane

SIGNED, SEALED AND DELIVERED
BY the within named " TRANSFEREE "
MRS. VISIAKHA VIJAY TAMBAT.
in the presence of

1) MR. VIJAY H. TAMBAT

2) MR. ASHOK C. RANE

Tambat

Tambat

Rane

RECEIPT

RECEIVED cash from the within named " TRANSFEREE "
SMT.SUDHA ASHOK RANE a sum of Rs.45,000/- (Rupees
Fourty Five Thousand Only) being the earnest money and part
consideration as aforesaid for the Flat No.25, First Floor,
Mukitidham Co-Operative Housing Society Ltd., Shree Nagar,
Wagle Estate, Thane (West), out of the total Consideration of
Rs.4,95,000/- (Rupees Foure Lacks Ninety Five Thousand
Only).

I SAY RECEIVED.



TRANSFEROR.

मुमुक्षु 08/08/17

नोंकणी ३२ म.
Regn. 39 m.

संख्या 3209

दिनांक १३/५/२०१०

अंशदान - रु. ४३५०००/-
बा. रु. ५१००००/-

श्रीमती विशाखा विजय लक्ष्मी

- ५०००/-
- ४००/-
- १६००/-
- ५०५२/-

५०००
४००
१६००
५०५२

देवी तनार होईल व नोंदणीकृत दाकेने पाठवली जाईल.
 वा कार्यालयी देण्यात येईल.
 हुयम निबंधक आहे फः १

सहायक

सादर देवाची नम्र विनंती आपलीचा
इवासी करावा.

सादरकर्ता

Bhya
D.
R

Muktidham Co-operative Housing Society Ltd.

Reg.No. TANA/(TANA)/HSG/(TC)/2577 /1988-89

K-2, SHREE NAGAR, WAGLE ESTATE, THANE (W), PIN CODE NO. 400 604.

DATE: 17/05/2020

Ref. No. 02/MD/2020

We,

hereby certify that

(1) Flat No. B/25 (Name of Smt. Sudha Ashok Rane situated at Thane bearing building, if any) Survey No. 427 H.No. Plot No. has been allotted to Smt. Sudha Ashok Rane.

(2) That the total cost of the flat is Rs. 4,95,000 (Rupees Four Lakhs Ninety Five Thousand only)

(3) That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.

(4) We confirm that we have no objection whatsoever to Smt. Vishakha Vijay Tambat mortgaging the flat to State Bank of India on full and final settlement of the consideration.

(5) We further confirm that the Co-Operative Housing Society, will be formed in the due course.

(6) We have not borrowed from any financial Institution for purchase of land or construction of building have not created and will not create any encumbrances on the flat/ house allotted to her during currency of the loan sanctioned/ to be sanctioned by the Bank to her.

(7) We are agreeable to accept State Bank of India as nominee

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R E C E I P T.

RECEIVED cheques from within named "TRANSFEREE"
SMT. SUDHA ASHOK RANE, a sum of Rs. 4,50,000/-
(Rupees Four Lakhs Fifty Thousand only) for
the transaction of the flat No. 25, 1st Floor,
Muktidham Co-Operative Housing Society Ltd.,
Shree Nagar, Wagle Estate, Thane (West).

Received as per following cheques:-

- 1) State bank of India 800534
Thane
- 2) State bank of India 200023
- 3) The Saraswat Co-Op. bank Ltd.
- 4) Bank of Maharashtra 110676

Rs 3,00,000/-
Rs. 100,000/-
Rs. 25,000/-
Rs. 25,000/-

I SAY RECEIVED.

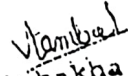


(Smt. Sudha Ashok Rane)
TRANSFEROR.

Witnesses.

1. Mr. V.H. Tambat.

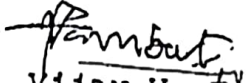

2. Mr. A.C. Rane.



(Mrs. Vishakha Vijay Tambat).
TRANSFEREE.

POSSESSION LETTER

I the undersigned Smt. Sudha Ashok Rane, owned a flat in Mukti Dham Co-operative Society, Flat No.25, 1st Floor, Shree Nagar, Thane (W) 400604. Between me and Mrs. Vishakha Vijay Tambat, agreement was done on 17th May 2000, for purchasing the above mentioned flat. Now on todays dated (27th June 2000), I am receiving the balance amount of Rs.4,50,000/- (Rupees four lakh fifty thousand only) so hence forward she is the owner of the above mentioned flat and I am handing over the said flat for full and final possession.

In front of:-


1. Mr. Vijay H. Tambat.


Smt. Sudha A. Rane
(Owner of Flat).