

Receipt (pavt)

394/12931

Sunday, August 06, 2023

11:42 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13526

दिनांक: 06/08/2023

गावाचे नाव: नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन11-12931-2023

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: जानेश्वर यशवंत रासकर - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 500.00

पृष्ठांची संख्या: 25

एकूण:

₹. 30500.00

Joint Sub-Registrar Thane 11

जिल्हा नोंदणी विभाग, ठाणे - २

ता. ०६.०८.२३

वाजार मूल्य: ₹.6230177 /-

मोबदला ₹.7200000/-

भरलेले मुद्रांक शुल्क : ₹. 432000/-

1) देयकाचा प्रकार: DHC रकम: ₹.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0608202300409 दिनांक: 06/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005899920202324S दिनांक: 06/08/2023

बँकेचे नाव व पत्ता: IDBI

Receivable

Joint Sub-Registrar Thane 11



06/08/2023

सूची क्र.2

दुसरे विवरण - मर द. नि. ठाणे 11

दस्ता क्रमांक : 12931/2023

नोंदणी :

Regn.63m

गावाचे नाव : नेरुळ

(1) विविधांचा प्रकार	करागनामा
(2) मीटरदला	7200000
(3) वाजगभावाब(भाडेपट्ट्याच्या बाबतितपट्ट्याबाबत आकारणी देणे वी पट्टेदार ने समुद्र कराचे)	6230177
(4) दु-मापन, पोटॅशियम व चरकमाक(अमल्यास)	1) पाविषेचे नाव नवी मुंबई मनपा इतर वर्णन :- इतर माहिती: मदनिका क्र. 102, पट्ट्या मजला, वाजग नियामा मी. एच. एच. मी. प्लॉट नं. 74, सेक्टर- 19, नेरुळ नवी मुंबई क्षेत्र. 499.2 चौ. फूट बाधीत. ((SECTOR NUMBER : 19))
(5) क्षेत्रफळ	1) 499.2 चौ. फूट
(6) आकारणी किंवा जुपी देण्यात असेल तेव्हा.	
(7) इमारतीबद्दल करन देणा-या/विहून टॅबला-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-पार्थ शाह -- वय:-51, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव मदनिका क्र. 102 वाचा नियामा मी. एच. एच. मी. प्लॉट नं. 74, सेक्टर- 19, नेरुळ नवी मुंबई, प्लॉट नं. - , रोड नं. - , महांगण, THANE. पिन कोड:-400708 पत्ता नं. - BMXPS2801M
(8) इमारतीबद्दल करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-जानेश्वर रमेश रामकर -- वय:-59, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव एच. वी. पॉस्ट्रीम वाळ. नं. 1119 - 1120, मोमेंट रोड, बरळी नाका, बरळी मुंबई 400018, प्लॉट नं. - , रोड नं. - , महांगण, मुम्बई. पिन कोड:-400018 पत्ता नं. - AISPR9950L
(9) इमारतीबद्दल करन दिव्याचा दिनांक	06/08/2023
(10) दस्त नोंदणी दिव्याचा दिनांक	06/08/2023
(11) अनुक्रमांक, खट व पृष्ठ	12931/2023
(12) वाजगभावाप्रमाणे मुद्रांक शुल्क	432000
(13) वाजगभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

मुल्याकरनामाठी विभागान घेतलेला नपशीत :-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it or in a 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.

सह मुख्य विबंधक वर्ग-२
ठाणे क्र. ११



Data of ESBTR for GRN MH005899920202324S
Bank - IDBI BANK

Bank/Branch : IBKL - 6910318/Nerul
 Pmt Txn id : 729741229
 Pmt DtTime : 28/07/2023 18:48:53
 ChallanIdNo : 69103332023072852801
 District : 1201 / THANE
 Office Name : IGR123 / THN11_THANE NO 11 JOINT SUB REGISTR

Stationary No : 19566998741103
 Print DtTime : 28/07/2023 18:49:18
 GRAS GRN : MH005899920202324S
 GRN Date : 28/07/2023 18:48:53

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 4,02,000.00/- (Rs Four Lakh Two Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification purposes to be printed and used

Article : B25
 Prop Mvblty : Immovable
 Prop Descr : FLAT NO 102 1ST,FLR BABA NIWAS,CHS LTD PLOT NO , NERUL,NAVI MUMBAI
 : THANE,74 SECTOR 19
 : 400706
 Duty Payer : PAN-AISPR9950L MR DNYANESHWAR YASHWANT RASKAR
 Other Party : DLN-NA MR PARTHA SAHA

Consideration : 72,00,000.00/-

Bank Scroll No : 100
 Bank Scroll Date : 31/07/2023
 RBI Credit Date : 31/07/2023
 Mobile Number : 919930124304



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	ISJ-334-12931	0003263257202324	06/08/2023-11 41 13	30000.00
2	ISJ-334-12931	0003263257202324	06/08/2023-11 41 13	432000.00
Total Defacement Amount				4,32,000.00

92/39/2023
 9 24

मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव)		मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव)		06 August 2023, 11:22:05 AM	
Valuation ID	20230806141				
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	26 / 283- नेरुळ नोड सेक्टर नंबर 19, 19अ, (नेरुळ रेल्वे स्टेशनलाय				
क्षेत्राचे नांव	Navi Mumbai Municipal Corporation	सर्व्हे नंबर / न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	माजमापनाचे एकक
50000	134300	154400	207400	154400	चौ मीटर
वांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	46.39 चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	वांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	0 TO 2 वर्षे	बांधकामाचा दर.	Rs 2602/-
उद्भावहन सुविधा.	नाही	मजला.	Ground Floor-Stilt Floor		
Sale Type - Resale		First Sale Date -			
Sale Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट वाढ		= 100 / 100 Apply to Rate= Rs.134300/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर.)			
		= ((134300-50000) * (100 / 100)) + 50000)			
		= Rs.134300/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 134300 * 46.39			
		= Rs.6230177/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य - तळपराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य - लागतच्या गाळीचे मूल्य/खुली बाळकनी - वरील गाळीचे मूल्य - वंदित वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य - वंदित बाळकनी - स्वयंचलित वाहनतळ			
		= A - B + C - D - E + F - G + H - I - J			
		= 6230177 - 0 + 0 + 0 - 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.6230177/-			
		= २ वासष्ठ लाख तीस हजार एक शो सत्याहत्तर /-			

Home

Print



दरम्यान विबंधक वर्ग - २
ठाणे रु. ११

१२२३९	२०२३
२	२५



CHALLAN
MTR Form Number-6



GRN	MH006131654202324E	BARCODE		Date	02/08/2023-20:20:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR			Full Name	MR DNYANESHWAR YASHWANT RASKAP		
Location	THANE						
Year	2023-2024 One Time			Flat/Block No.	FLAT NO - 102, 1ST FLOOR, BABA NIWAS CHS		
				Premises/Building	LTD		

Account Head Details	Amount In Rs.		
0030046401 Sale of NonJudicial Stamp	30000.00	Road/Street	PLOT NO - 74, SECTOR - 19
		Area/Locality	NERUL, NAVI MUMBAI
		Town/City/District	
		PIN	4 0 0 7 0 0
		Remarks (If Any)	
			SecondPartyName=MR PARTHA SAHA-
		Amount In	Thirty Thousand Rupees Only
Total	30,000.00	Words	

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 09103382023080310156/28/698
Cheque/DD No.		Bank Date	RBI Date 02/08/2023-20:21:13 Not Verified with RE
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावासी लागू आहे. नोंदणी न करावयाच्या दस्तावासी सदर चलन लागू नाही.

9930124324

[Handwritten Signature]

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महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-STR)

19566998741103

Bank Branch: IBKL - 6910318/Nerul
Pmt Txn id : 729741229
Pmt DtTime : 28-JUL-2023@18:48:53
ChallanIdNo: 69103332023072852801
District : 1201-THANE

Stationery No: 19566998741103
Print DtTime : 28-JUL-2023 18:49:18
GRAS GRN : MH0058999202023248
Office Name : IGR123-THN11 THANE HO 1
GRN Date : 28-Jul-2023@18:48:54

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 4,02,000/- (Rs Four, Zero Two, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25--Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 72,00,000/-
Prop Descr : FLAT NO 102 1ST,FLR BABA NIWAS,CHS LTD PLOT NO,74 SECTOR 19,NEPUL,N
AVI MUMBAI,THANE,Maharashtra,400706
Duty Payer: PAN-AISPR9950L,MR DNYANESHWAR YASHWANT RASKAR

Other Party: DLN-NA,MR PARTHA SAHA

Bank official1 Name & Signature

G.V.

[Signature]



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

[Signature]

Raskar



द. नं. 49
92039 2023
0/24

Flat No. 102, admeasuring built up area of about 499.2 Sq. Ft. (Carpet Area calculated to 416 Sq. ft.), on the 1st floor of society named BABA NIWAS CO-OP. HSG. SOC. LTD., standing on Plot No. 74, located in Sector – 19, at Nerul, Navi Mumbai – 400 706, Tal. & Dist. Thane.

Stamp Duty & Regn. Ch. : Rs. 4,62,000/-
Sale Consideration : Rs. 72,00,000/-

AGREEMENT FOR SALE

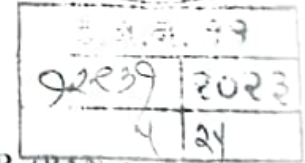
THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this 06th day of AUG 2023.

BETWEEN

MR. PARTHA SAHA (PAN : BMXPS2801M) an adult, Indian Inhabitant, having his address at Flat No. 102, Baba Niwas Co-op. Hsg. Soc. Ltd., Plot No. 74, Sector – 19, Nerul, Navi Mumbai, hereinafter referred to as **'THE TRANSFEROR / SELLER'** (which expression shall be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, and assigns) of the ONE PART

A N D

Mr. DNYANESHWAR YASHWANT RASKAR (PAN : AISPR9950L) an adult, Indian Inhabitant, having his address at M. T. Properties Chawl No. 1/19, Dr. E. Mosec Road, Worli Naka, Worli, Mumbai – 400 018, hereinafter called as **'THE TRANSFEREE / PURCHASER'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART.



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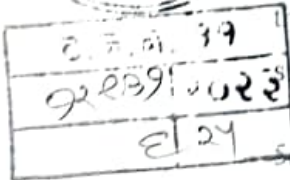
WHEREAS :

1. The City and Industrial Development Corporation of Maharashtra Ltd. is a Government Company within the meaning of the Companies Act 1956, (hereinafter referred to as 'The Corporation') having its registered office at 'The Nirmal, 2nd floor, Nariman Point, Mumbai-400 021.

2. The Corporation has been declared as a New Town Development Authority, under the provisions of Sub-Section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act. No. XXXVIII of 1966) hereinafter referred to as 'the said ACT') for the New Town of New Bombay by Government of Maharashtra in the exercise of its powers of the area designated at as site for New Town under Sub-Section (I) of Section 113 of the said Act.

3. The State Government has acquired lands within the delineated area of New Bombay and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

4. By an Agreement to Lease dt. 08.01.1997 the said Corporation allotted a **Plot No. 74, in Sector - 19, at Nerul, Navi Mumbai, Tal. & Dist. Thane, admeasuring about 345 Sq. mtr.** (hereinafter referred to as THE SAID PLOT) to **M/S. BABA JAMNADAS JETHMAL & CO.** (hereinafter referred to as THE SAID ORIGINAL LICENSEE) the corporation thereby agreed to grant lease of land bearing Plot No. 74, subject to the terms and conditions as contained therein.



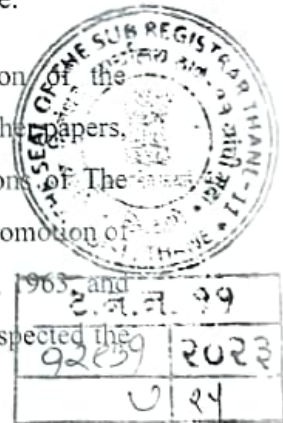
During the years, the said Developer by way of executing Development Agreement dt. 22.04.1999, handed over all their development and selling rights, in respect of the

said Plot to M/S. BABA HOMES BUILDERS & DEVELOPERS (hereinafter referred to as THE SAID DEVELOPERS).

6. Pursuant to the said Development Agreement dtd. 22.04.1999 the said Developer, upon taking prior permissions from the competent authority, had commenced and completed the construction of a residential building named BABA NIWAS (consisting of Ground + 4 upper floors) and on successfully completing the construction of the same, had also obtained a Valid Occupancy Certificate from the Competent Authority vide their Certificate No. NMMC/TPO/OC/2512 dt. 20.07.2000.

7. By virtue of the said Agreement wherein the said Developer had the sole & exclusive right to alienate, sell and/or dispose of the flats and other units in the said building on ownership basis and to enter into agreement/s with the prospective Purchaser/s, of the said flats therein and receive the sale price in respect thereof and appropriate the same.

8. The Developers had given inspection of the documents to the title of the said plot and also other papers, letters and documents required under the provisions of The Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale Management and Transfer) Act, 1963 and the Rules framed there under and Purchaser has inspected the same.



9. Under Section-4 of The Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale Management and Transfer) Act, 1963, the Developers were required to execute a written agreement for the sale of the said flat to the Flat purchaser, bring in fact the presents and also to register the said agreement under the Registration Act.

B...

Raskat

10. During the construction of the said building over the said plot, the said Developer, upon request of one MR. MAHESH V. HAVAL (the Original Flat Owner), has been sold/allotted with a residential premises bearing Flat No. 102, admeasuring built up area of about 499.2 Sq. Ft. (Carpet Area calculated to 416 Sq. ft.), on the 1st floor of building named "BABA NIWAS" standing on Plot No. 74, located in Sector - 19, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane (thereinafter referred to as the SAID PREMISES) for a proper consideration by executing an Article of Agreement on dt. 09.01.2000 which was registered with the Sub-Registrar of Assurances, Thane on dt. 19.01.2000 vide Document No. 752.

11. In the mean years, the said Original Flat Owner along with all the occupants in the said building, formed & registered themselves, in a co-operative housing society, under the name & style of BABA NIWAS CO-OP. HSG. SOC. LTD. registered under the Provisions of the Maharashtra Co-op. Societies Act, 1960 under its Regn. No. NBOM/CIDCO/HSG(OH)/2669/JTR/2007-2008, (hereinafter referred to as THE SAID SOCIETY).

Later on, due to some of his personal reasons, the Original Flat Owner i.e. Mr. Mahesh Haval, had sold & transferred all his rights, titles, interests, claims, shares and benefits in respect of the said premises to and in favour of the said transferor i.e. MR. PARTHA SAHA, for a proper consideration by executing an Agreement for Sale, on dt. 26.07.2010, which was duly got registered with Sub-Registrar of Assurances, Thane-8 on the same day vide Document No. TNN8-06587-2010.



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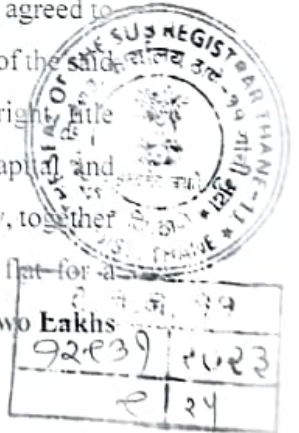
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AND WHEREAS the Seller herein is a Sole and rightful owner of Flat No. 102, admeasuring built up area of about 499.2 Sq. Ft. (Carpet Area calculated to 416 Sq. ft.), on the 1st floor of society named BABA NIWAS CO-OP. HSG. SOC. LTD., standing on Plot No. 74, located in Sector - 19, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane (hereinafter referred to as "the said flat/the said premises") and is this day fully seized and possessed of and entitled in all manner to dispose of the said Flat under this Agreement along with Car Parking Space in the said Society.

AND WHEREAS as such member the Seller is absolute owner of 05 (Five) fully paid up shares of face value of Rs. 50/- each in the capital of the society, bearing distinctive Nos. 11 to 15 (both inclusive) of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) hereinafter called the shares, under Share Certificate No. 11 issued by the said society (hereinafter referred to as THE SAID SHARES) and that the said share certificate stand in the name of the Seller;

AND WHEREAS the Seller has agreed to sell, transfer, assign and convey unto the Purchaser and the Purchaser has agreed to purchase from the Seller the said shares in the capital of the said society and as incidental thereto, all the beneficial right, title and interest of the Seller in the said flat and in capital and property of the society, with the consent of the society, together with the rights of use and occupation of the said flat for a consideration of Rs. 72,00,000/- (Rupees Seventy Two Lakhs Only) on the terms and conditions contained herein;

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Agreement in writing.



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NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under :-

1. The Seller hereby agree to sell, transfer, assign and convey to the Purchaser and the Purchaser hereby agree to purchase from the Seller and accept the transfer of the **the said Shares** issued by the said society and standing in the name of the Seller in the records of the said society.

2. As incidental to transfer of the said Five (5) shares as stated in PARA-1 above, the Seller hereby agrees to transfer all his beneficial right, title and interests in and upon the said **Flat No. 102, admeasuring built up area of about 499.2 Sq. Ft. (Carpet Area calculated to 416 Sq. ft.), on the 1st floor of society named BABA NIWAS CO-OP. HSG. SOC. LTD., standing on Plot No. 74, located in Sector – 19, at Nerul, Navi Mumbai – 400 706, Tal. & Dist. Thane** including the use and occupation of the said flat and also in the capital and property of the society.

3. The Seller hereby admits and acknowledges that she has received PART amount of the total consideration of i.e. a sum of **Rs. 9,28,000/- (Rupees Nine Lakhs Twenty Eight Thousand only)**, from the said Purchaser as part amount for the sale of the said flat.

4. Out of the balance amount of sell price, a sum of **Rs. 72,000/- (Rupees Seventy Two Thousand only)** shall be Paid deducted by the said Transferee/Purchaser, against payment of **TDS @ 1% of the sale price of Rs. 72,00,000/-** applicable under the provisions of Section 194 of the Finance Act.

Balance and final amount of sell price, i.e. a sum of **Rs. 62,00,000/- (Rupees Sixty Two Lakhs only)** shall be paid by



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the purchaser to the seller by way of raising housing loan from any financial institution, within 45 days from the date of registration of these presents

The seller will not be liable for the registration fees and stamp duty paid by the buyer's. Registration

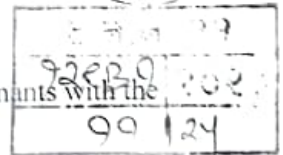
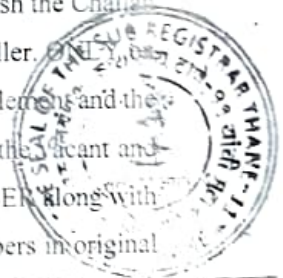
Possession of the flat will be handed over only on receipt of full and final payment. Till then possession of the said premises will remain with the seller.

The said Purchaser shall use the parking space only for keeping or parking the Purchaser's own vehicle.

The PURCHASER confirm that the Seller shall be entitled to claim the benefit for the same as per the provisions of the Income Tax Act. In the event the PURCHASER fail to deduct such amount and/or to pay such amount to the Government Treasury then the PURCHASER shall be liable to suffer or incur all the consequences including reimburse the damages or loss which may be suffered or incurred by the Seller by reason of non-deposit of such amount within the stipulated period and in the manner prescribed for this purpose as per the extant provisions of the Income Tax Act, in the Government Treasury and/or upon the failure to furnish the Challan / TDS Certificate evidencing such payment to the Seller. receipt of the entire consideration in full and final settlement and the TDS Challan /Certificate, the Seller shall hand over the vacant and peaceful possession of the said Flat to the PURCHASER along with the Original Share Certificate, and all the related papers in original to the PURCHASER.

5. The Seller further hereby assures and covenants with the Purchaser as follows :

a) That the Seller is the absolute owner of the said Five (5) shares and of the beneficial Rights, Titles and Interests upon the said flat hereby agreed to be transferred by the Seller to the



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Purchaser as also of the capital and property of the society and no other person/persons have any Rights, Titles or Interests into and upon the said shares of the said flat by sale, charge, mortgage, lien, gift, trust, inheritance, lease, license, easement or otherwise, however and that he, the Seller has good right and full power and authority to sell and transfer the same to the Purchaser.

b) That the seller has not created any charge or encumbrances of whatsoever nature upon the said shares or upon the said flat and the same or any of them are not the subject matter of any litigation or stay order nor are the same subject matter of any attachment whether before or after the judgment or any attachment or any prohibitory order and he has not created an adverse right, whatsoever in favour of any one in respect of the same or any of them shall likewise keep the same un-encumbered until the completion of the sale.

c) The Seller hereby agrees and undertakes to indemnify the Purchaser and keep the Purchaser fully indemnified against any claim, demand, liabilities, expenses, litigations, charge, lien, proceedings, damage or loss that may arise against the Purchaser consequent upon any claims (pertaining to any period prior to the transfer of the said flat) being made by any person or persons, banks, financial institution, any Government Authority in respect of or arising out of the transfer made under these presents by the Seller including in respect of the said flat or the said shares of the said society.



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d) That the Seller has duly observed and performed his duties-responsibilities under the rules and regulations and bye-laws of the said society and has paid to the society upto date

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his contribution and all outstanding and declares that as on date there are no arrears of any contributions outgoings remaining to pay to the society;

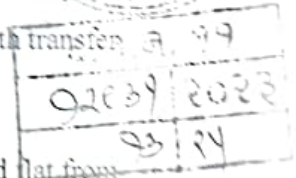
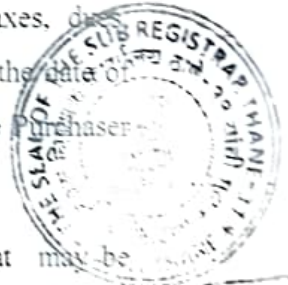
e) That on the payment of the total consideration by the Purchaser to the Seller, the Purchaser shall be entitled to peacefully hold, possess and enjoy the occupation of the said flat without any interference by or from the Seller but subject to the provision of Maharashtra Co-operative Societies Act, the Rules framed thereunder and bye-laws of the Society;

f) That the seller shall at the time of the completion of the sale herein hand over to the Purchaser all the original documents of title including the original Share Certificate and Agreement in their possession in respect of and relating to the said flat;

g) That the Seller will be responsible for clearing the liabilities, outgoings i.e. society maintenance, taxes, electricity bills, etc. in respect of the said flat till the date of handing over the possession of the said flat to the Purchaser even if the bills are received at any later date.

h) That the seller shall sign all the papers that may be required to be signed by him for the purpose of smooth transfer of the flat to the Purchaser.

i) Should there be any claim in respect of the said flat from any person or persons or any authority pertaining to any period prior to the transfer of the said flat in the names of the Purchaser, the Seller hereby agree to indemnify the Purchaser against such claims by settling such claims from his own funds only and taking all the legal responsibilities upon him.



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j) The Seller will co-operate in providing documents, NOCs required by the Purchaser for availing a bank loan for purchase of the said flat.

6. The Purchaser hereby agree and covenant with the Seller and the society as under :-

i) From and after the date of completion of this sale, to regularly pay to the said society the monthly outgoings. It is agreed between the parties hereto that all the future taxes, charges, which may become due and payable to the NMMC / Society and / or any other concerned Govt. local authorities shall be borne by the PURCHASER only.

ii) On being admitted as member of the said society, to perform and abide by the Rules, Regulations and bye-laws of the society from time to time in force.

7) The contribution towards the transfer charges of the society shall be borne by the Seller and the Purchaser equally. The stamp duty and registration charges payable in respect of this agreement shall be borne entirely by the Purchaser.



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The parties hereto shall sign and execute all further and necessary documents, papers, forms and writings as may be necessary for completing the transfer and the sale and more perfectly assuring and effectually transferring the said flat to the names of the Purchaser.

9) The Seller hereby undertake and declare that in case any nomination, assignment, lien or charge in respect of the said flat and the said shares have been made and/or created by the Seller and/or any one claiming through her prior to this day, in favour of any person or persons other than the said Purchaser, the

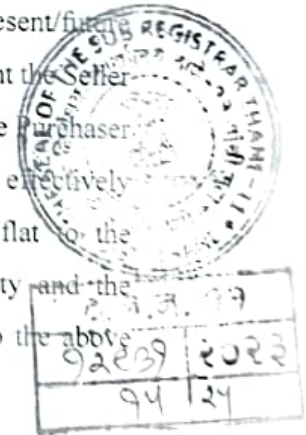
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same shall, after the execution of THESE PRESENTS, be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said society and/or the Purchaser.

10. The SELLER shall also hand over all the other receipts and the above referred share certificate to the PURCHASER. The SELLER state that save and except the aforesaid papers, they does not possess any other documents of title in respect of "the Said Premises" nor has he deposited or pledged the same with anyone and as such they undertakes to indemnify and keep indemnified the PURCHASER.

11. The said Seller hereby represents and warrants to the Purchaser that no amounts known by whatsoever name including proportionate dues of maintenance dues lease rent. lease renewal charges, transfer charges, dues, any taxes, penalties, etc. are payable in respect of the said flat and herewith assures, undertakes and covenants that in event if any such amounts become payable by effect of any present/future government resolutions or circulars then in that event the Seller shall make the payment promptly and shall keep the Purchaser indemnified for and against the same and serve to effectively transfer clear and marketable title of the said flat to the Purchaser at their own responsibility and liability and the Purchaser are purchasing the said flat according to the above representations and warranties of the Seller.



12. This Agreement shall always be subject to the provisions of the Maharashtra Co-operative Societies Act, 1960 and the rules made thereunder.

13. BOTH the parties shall be entitled to specific performance of contract.

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14. This Agreement in original will be kept by the Seller and a copy by the Purchaser, which has agreed to be submitted by the Seller, directly to the financial institution, at her own, for disbursement of housing loan, proposed to be availed by the Purchaser, along with the rest of the title of the said premises.

SCHEDULE OF THE LAND

ALL THAT PIECE OR PARCEL OF LAND known as **Plot No. 74, in Sector - 19, at Nerul, Navi Mumbai, Tal. & Dist. Thane, admeasuring about 345 Sq. mtr. or thereabouts, Tal. & District - Thane, Registration District Thane and Registration Sub-District - Thane, and bounded as follows :-**
That is to say :-

- On or towards the North by : Plot No. 73
On or towards the South by : Plot No. 74A
On or towards the East by : Plot No. 79A & 79B
On or towards the West by : Plot No.74B & 5 mtr. Wide road

SCHEDULE OF THE PREMISES



No. 102, admeasuring built up area of about 499.2 Sq. (Carpet Area calculated to 416 Sq. ft.), on the 1st floor of Society named BABA NIWAS CO-OP. HSG. SOC. LTD., standing on Plot No. 74, located in Sector - 19, at Nerul, Navi Mumbai - 400 706, Tal. & Dist. Thane.

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IN WITNESS WHEREOF THE PARTIES HERTO HAVE
REUNITE SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS ON THE DAY AND THE YEAR FIRST
HEREINABOVE WRITING.

SIGNED AND DELIVERED BY THE }
WITHIN NAMED 'THE SELLER' }
MR. PARTHA SAHA }
IN THE PRESENCE OF }



1. 
2. 

SIGNED AND DELIVERED BY THE }
WITHIN NAMED 'PURCHASER' }
Mr. DNYANESHWAR YASHWANT BASKAR }
IN THE PRESENCE OF }



1. 
2. 



२२९३९	२०२३
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R E C E I P T

RECEIVED of and from the Purchaser , Mr. DNYANESHWAR YASHWANT RASKAR a sum of Rs. 9,28,000/- (Rupees Nine Lakhs Twenty Eight Thousand only), being PART amount of sale price, by way of cheque/s, as stated below, against sale of Flat No. 102, admeasuring built up area of about 499.2 Sq. Ft. (Carpet Area calculated to 416 Sq. ft.), on the 1st floor of society named BABA NIWAS CO-OP. HSG. SOC. LTD., standing on Plot No. 74, located in Sector – 19, at Nerul, Navi Mumbai – 400 706, Tal. & Dist. Thane.

PAYMENT DETAILS

- a) Rs. 50,000/- Paid by way of Ch. No. 676978 dt. 10.07.2023 drawn on State Bank of India.
- a) Rs. 8,78,000/- Paid by way of RTGS on dt. 05.08.2023, through Sate Bank of India, vide UTR No. SBIN123217337420.



I SAY RECEIVED
Rs. 9,28,000/-



MR. PARTHA SAHA
SELLER/TRANSFEROR

WITNESSES :

1. 
2. 



दस्तावेजांक व वर्ष: 6587/2010

Monday, July 26, 2010

10:42:01 AM

दुय्यम नियंत्रक ठाणे 8

पृष्ठ सं. 1

Page: 01 of 01

सूची क्र. दोन INDEX NO. II

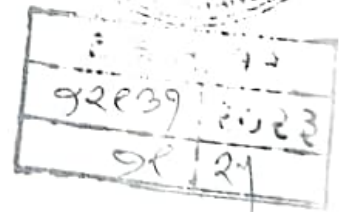
गावाचे नाव : नेरळ

- (1) मिलेखाचा प्रकार, मोयदत्ताचे स्वरूप करारनामा व बाजारभाव (भाडेपट्टाभागाचा नावतील पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोयदत्ता रु. 2,650,000.00
सा.भा. रु. 1,429,000.00
- (2) भू-मापन, पोटहिरसा व घरकमांक (असल्यास) (1) वर्णन: विभाग क्र. अ/5/14, सदनिका क्र. 102, पहिला मजला, बाया निवास वी ऑफ ही सोसा लि प्लॉट नं. 74, रो. 19 नेरळ नवी मुंबई
- (3) क्षेत्रफळ (1) 46.30 चौ. मि. विल्टअप
- (4) भावराणी किंवा जुडी रेषणात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री महेश वि. हावळ -; घर/प्लॉट नं.: सदनिका क्र. 102, पहिला मजला, बाया निवास वी ऑफ ही सोसा लि प्लॉट नं. 74, रो. 19 नेरळ नवी मुंबई; मालकी/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: AAVPH2055H.
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री पार्थ सागर -; घर/प्लॉट नं.: सदनिका क्र. 102, पहिला मजला, बाया निवास वी ऑफ ही सोसा लि प्लॉट नं. 74, रो. 19 नेरळ नवी मुंबई; मालकी/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: BMXPHS2801M
- (7) दिनांक करून दिल्याचे: 26/07/2010
- (8) नोंदणीचा 26/07/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 6587 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 115100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 26500.00

(1) धोडा



सह दुय्यम नियंत्रक ठाणे क्र. 65



BABA NIWAS CO-OP. HSG. SOCIETY LTD.

Reg. No.: NBOM/CIDCO/HSG/(OH)2661/JTR/2007-2008

Plot No.74, Sector-19, Nerul, Nav Mumbai - 400 706.

Ref. No.

Date : 24TH JULY 2023

TO WHOM SO EVER IT MAY CONCERN

This is to certify that **Mr. Partha Saha** is bonafide member of our society known as Baba Niwas Co-operative Housing Society Ltd. situated at plot No.74, Sector 19, Nerul (East), Navi Mumbai - 400706 and holding Flat No. 102 in our society.

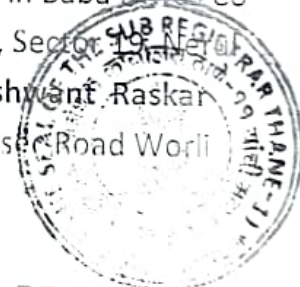
Society vide its meeting dated 22.07.2023 has resolved that society has no objection for transferring his share in Flat No. 102 in Baba Niwas Co-operative Housing Society Ltd. situated at Plot No.74, Sector 19, Nerul (East), Navi Mumbai - 400706 to **Mr.Dyaneshwar Yashwant Raskar** residing at M.T. Properties Chawl No. 1/19, Dr. E. Moses Road Worli Naka, Worli, Mumbai - 400018.

The said member has no dues payable as on 25.07.2023

BABA NIWAS CO-OP.
HSG. SOCIETY LTD.
Secretary

Secretary

Baba Niwas Co-operative Housing Society Ltd.



25.07.23	20	24
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नवी मुंबई
सहानगरपालिका

Navi Mumbai
Municipal Corporation

पत्तिका पाळा, बेलपूर भवन, सी.सी.टी.,
नवी मुंबई - ४०० ६१४.
दुरध्वनी क्र. : ७५७ १७ ११, ७५७ १७ २०
७५७ २५ ९१
फॅक्स : ७५७ १७ ६५

1ST FLOOR, BELAPUR BHAVAN, C.B.D
NAVI MUMBAI - 400 614.
TEL No. 757 17 33, 757 17 20
757 25 91
FAX 757 37 85

जा.क्र./नमुंगपा/नरवि/सी.प्र./२७७
दिनांक : १९/०६/२०००.

भोगवटा प्रमाणपत्र

नवी मुंबई येथील मूखंड क्र.-७४, संक्टर-१९, नेरुळ, नवी मुंबई, या जागेचे मालक मेगर्स इन्डिया लिमिटेड अॅण्ड डेव्हलपर्स, यांनी जागेवरील बांधकाम दि.-०२/०२/२००० रोजी पूर्ण केलेले त्याबाबतचा कायदा भंग्यीत वास्तुविशारद राजेश आर.सी., यांनी सादर केलेला अंदा. धरून या पाहणी दि.१९/०६/२००० रोजी वास्तुविशारदात करणात आलेली आहे. जागेवरील बांधकाम मूल नियंत्रण नियमावलीतील तरतुदीनुसार करणात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि./०२/०० नखे नमूद केलेल्या शर्तीप्रमाणे पूर्णता केलेली आहे. त्यामुळे नव्या जागेत संस्थापक बांधकामास हरकत नाही. क्षत्रफळाचा तपशील कोनालप्रमाणे आहे.

सहियमाख्यतेतील बांधकाम क्षेत्र - ३४४.८६८ चौ.मी.

ट न न - ८
१५/०६/२०००

नगररचनाकार

नवी मुंबई महानगरपालिका



१२९३९	२०२३
२९	१५



गृहनिर्माण संस्था पत्र :-

महाराष्ट्र गृहनिर्माण संस्था अधिनियम, १९६० च्या अन्वये मराठवाड्यात

या गृहनिर्माणसंस्था पत्राच्यात करण्यात येत आहे की,

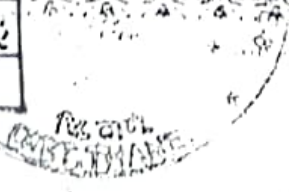
गृहनिर्माण संस्था पर्यायित	बाहेर निवास	सहकारी
	प्लॉट १-५४ वेक्टर-११	
	प्लॉट नं. १४६	

ही संस्था महाराष्ट्र गृहनिर्माण संस्थांचे अधिनियम, १९६० मधील (सर्ज १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम २१ (१) अन्वये नोंदण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम २२ (१) अन्वये व महाराष्ट्र गृहनिर्माण संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू - सहभासिदारी गृहनिर्माण संस्था असे आहे.



१२३९	१२३९
१२३९	१२३९



१२३९	१२३९
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for correctness
registration

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARTHA SAHA

SANTIGOPAL SAHA

20/12/1971

Permanent Account Number
BMXPS2801M

Partha Saha
Signature

27072007

Partha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DNYANESHWAR Y RASKAR

YASHWANT MAHADEV RASKAR

30/06/1964

Permanent Account Number
AISPR9950L

Raskar
Signature

28032006

Raskar

भारत सरकार
Government of India

शशी कान्हेयालाल पटेल
Shashi Kanhyalal Patel
जन्म तारीख/DOB: 15/02/1984
पुरुष/ MALE
Mobile No: 9920170433

8757 1879 2265

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA



दयानंद संजीवा शेटी
Dayanand Sanjeeva Shetty
DOB: 19-05-1959
Gender: Male

6379 0426 6769

भारत सरकार
GOVERNMENT OF INDIA

भारत सरकार
Government of India

दयानंद संजीवा शेटी
Dayanand Sanjeeva Shetty
जन्म तारीख/DOB: 03/08/1964
पुरुष/ MALE
Mobile No: 9969563815

7733 4645 9814
VID : 9132 2496 8206 0263

माझी आधार, माझी ओळख



92039	23
23	24

for correctness
registration

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARTHA SAHA
SANTIGOPAL SAHA

20/12/1971
Permanent Account Number
BMXPS2801M

Partha Saha
Signature

27072007

Partha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
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DNYANESHWAR Y RASKAR
YASHWANT MAHADEV RASKAR

30/06/1964
Permanent Account Number
AISPR9950L

Dnyaneshwar Y Raskar
Signature

28032006

Raskar

भारत सरकार
Government of India

शशी कान्हेयाल पटेल
Shashi Kanhyalal Patel
जन्म तारीख/DOB: 15/02/1984
पुरुष/ MALE
Mobile No: 9920170433

8757 1879 2265

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

दयानंद सजीवन शर्मा
Dayanand Sajeewan Shetty
DOB: 19.05.1959
Gender: Male



6379 0426 6769

भारत - भारत आधारी का अधिकांश

भारत सरकार
GOVERNMENT OF INDIA

दयानंद सजीवन शर्मा
Dnyaneshwar Yashwant Raskar
जन्म तारीख/DOB: 03/06/1964
पुरुष/ MALE
Mobile No: 9969563815

7733 4645 9514
VTD : 9132 2496 8206 0263

माझे आधार, माझी ओळख



92039	23
23	24

394/12931

बुधवार, 06 ऑगस्ट 2023 11:42 म.पू.

दस्त गोषवारा भाग-1

दस्त नं 11
दस्त क्रमांक: 12931/2023

दस्त क्रमांक: दस्तन 11 /12931/2023

बाजार मूल्य: रु. 62,30,177/-

मोवदना: रु. 72,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,32,000/-

द. नि. मह. दु. नि. दस्तन 11 यांचे कार्यालयान्त

अ. क्र. 12931 बर दि.06-08-2023

गेजी 11:39 म.पू. वा. हजर केला.

पावती:13526

पावती दिनांक: 06/08/2023

सादरकरणाचा नाव: ज्ञानेश्वर यशवंत रासकर - -

नोंदणी फी = 30000.00

दस्त हाताळणी फी = 500.00

पृष्ठाची संख्या: 25

Resist

दस्त हजर करणाऱ्याची सही:

एकूण: 30500.00

सह दुय्यम विबंधक वर्ग-२
ठाणे क्र. ९९



सह दुय्यम विबंधक वर्ग-२
ठाणे क्र. ९९

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा ग्रामपंचायत अंतर्गत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशांत विकसित प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात किंवा मुंबई महानगर प्रदेशांत असलेल्या प्रत्यक्ष बाजार मूल्याचे निधानानुसार नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विक्रयपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिद्धा क्र. 1 06 / 08 / 2023 11 : 39 : 14 AM ची वेळ: (सादरीकरण)

शिद्धा क्र. 2 06 / 08 / 2023 11 : 41 : 42 AM ची वेळ: (फी)

प्रबिज्ञावत्र

सदर दस्तऐवज हा नोंदणी क्रमांक १२००० अंतर्गत अस्तित्वात असलेल्या तरतुदीनुसारच वापरण्यात येण्यात येऊ शकतो आहे. सदर नोंदणीत कोणत्याही त्रुटीचा शोध झाल्यास, त्याची दुरुस्ती करणे आवश्यक ठरेल. त्रुटी दुरुस्ती करून घ्याव्यात. त्रुटी दुरुस्ती करून घ्याव्यात. त्रुटी दुरुस्ती करून घ्याव्यात.

लिहून देणार
१) *[Signature]*
२) *[Signature]*

लिहून घेणार
१) *[Signature]*
२) *[Signature]*

दस्तावेज क्रमांक 12931/2023
रजिस्ट्रार का पता - नारायणगाव

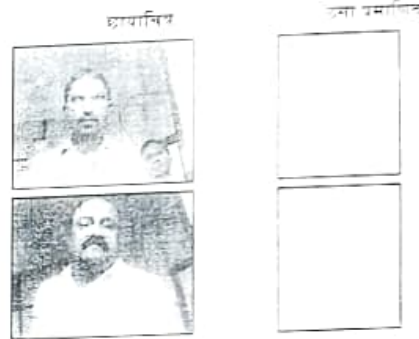
- अनु क्र. पक्षकारांचे नाव व पत्ता पक्षकारांचा प्रकार
1. नाच पार्थ शहा - -
पत्ता प्लॉट नं. -, माळा नं. -, इमागणीचे नाव. मदनिका क. 102, बाबा निचाम
सी एच एम सी, प्लॉट नं. 74, मेकटर- 19, मेकळ नवी मुंबई, एनॉक नं. -, रोड
नं. -, महाराष्ट्र, THANE,
पिन नंबर BIXPS2801M
निवृत्त देणार
वय :-51
स्वाधरी-
 2. नाच ज्ञानेश्वर यशवंत रामकर - -
पत्ता प्लॉट नं. -, माळा नं. -, इमागणीचे नाव. एम. टी. प्रोपर्टीज चालू नं. 1/19,
ई. ई. मोमेक रोड, वगळी नाका, वगळी मुंबई 400018, एनॉक नं. -, रोड नं. -,
महाराष्ट्र, मुंबई.
पिन नंबर AISPR9950L
निवृत्त घेणार
वय :-59
स्वाधरी-



दस्तावेज क्रमांक 06/08/2023 11:59:35 AM

श्रीलंका -
व्यापारिक दस्तावेज अर्ज निवेदित करताना की ते दस्तावेज करून देणा-पाना व्यक्तीगः श्रीलंका, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकारांचे नाव व पत्ता
1. नाच शशी पटेल - -
वय 40
पत्ता मेकळ
पिन कोड:400706
स्वाधरी
 2. नाच दयानंद शेट्टी - -
वय 64
पत्ता मेकळ नवी मुंबई
पिन कोड:400706
स्वाधरी



श्रीलंका क्र. 4 बी वेळ: 06/08/2023 12:00:05 PM

श्रीलंका क्र. 5 बी वेळ: 06/08/2023 12:00:27 PM कोरणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक वर्ग - 2
ठाणे क्र. 99

प्रमाणित करभ्याह देते की, उदर दस्त्यास
एकूण पाले ... 2.4 ... आहेत:
पुस्तक क्र. ... 2.4 ...
क्रमांक ... 2.4 ...

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface	Date
1	MR DNYANESHWAR YASHWANT RASKAR	eChallan	69103332023080310156	MH006131654202324E	30000.00	SD	000326325702324	06/08/2023
2	MR DNYANESHWAR YASHWANT RASKAR	eSBTR/Simple Receipt	69103332023072852801	MH005899920202324S	402000.00	SD	000326325702324	06/08/2023
3		DHC		0608202300409	500	RF	0608202300409	06/08/2023
4	MR DNYANESHWAR YASHWANT RASKAR	eSBTR/SimpleReceipt		MH005899920202324S	30000	RF	000326325702324	06/08/2023

[SD Stamp Duty] [RF Registration Fee] [DHC: Document Handling Charges]

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration.

For feedback, please write to us at feedback.isanta@gmail.com

Share Certificate No. 11 Member's Regn. No. 03 No. of Shares 05

Share Certificate

BABA NIWAS CO-OPERATIVE HOUSING SOCIETY LTD.
PLOT NO. 74, SECTOR-19, NERUL (B) NAVI MUMBAI - 400706

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. _____ Divided into _____ Shares of Rs. _____ each
Registration No. NBOM/CIDCO/HSG(OH)/2661/JTRR/2007-2008 Date 20-02-2008

This is to certify that Shri/ Spm. / M/s. PARTHA SAHA.

_____ is the Registered Holder of 05 fully paid up shares
of Rs. FIFTY each numbered from 11 to 15 both inclusive, in

BABA NIWAS CO-OPERATIVE HSG. SOCIETY LTD., NERUL
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at NERUL NAVI MUMBAI
this 8th day of SEPT 2013

BABA NIWAS CHS. LTD.

Chairman Secretary Treasurer Authorised
M.C. Member

(Signature)
Chairman
(Signature)
Secretary

P.T.O.

REG. DIST. THANE. ★



Monday, July 26, 2010

11:12:03 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6954

मावाचे नाव नेरुळ

दिनांक 26/07/2010

दस्ताऐवजाचा अनुक्रमांक टनन8 - 06587 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्री पार्था साहा - -

नोंदणी फी	:-	26500.00
नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)	:-	500.00
एकूण	रु.	27000.00

आपणास हा दस्त अंदाजे 11:26AM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 8

वाजार मुल्य: 1429000 रु. मोबदला: 2650000रु.

भरलेले मुद्रांक शुल्क: 115100 रु.

सह दुय्यम निबंधक ठाणे - 6

देयकाचा प्रकार : डीडी/घनाकर्पाहारा;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक ;

डीडी/घनाकर्ष क्रमांक: 177191; रक्कम: 26500 रु.; दिनांक: 10/07/2010

सम्प्रशोधनाच्या अधीन राहून

दुय्यम निबंधक ठाणे

दस्तावेज क्र. EYCO/2090

सं. 2010
ठाणे
विभाग 157-गावाचे नाव : नेरुळ (नवी मुंबई महानगरपालिका)
विभाग 31/5/14 - नेरुळ नोड सेक्टर नंबर 19, 19अ, (नेरुळ रेल्वे स्टेशनलगत)
पत्राचे नांव Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar
इतर -

मूल्य दर तक्त्यानुसार जमिनीचा दर

जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
00.00	30800.00	50600.00	66000.00	50600.00
प्लॉट क्षेत्र	46.39			
प्लॉट वापर	निवासी सदनिका	बांधकामाचे वर्गीकरण	1-आर सी सी	
प्लॉट प्रकार	वांधीव	उद्वाहन स्थिती	नाही	
प्लॉट वय	0 TO 2	बांधकामाचा दर		
		मजला	Ground Floor/Stilt Floor	

घरानुसार मिळकतीचा प्रति मीटर मूल्यदर = बाजार मूल्यदर + घसा-यानुसार तविन दर * मजला निहाय घट/वाढ
= 30800.00 + (100 / 100) * (100.00 / 100)
= 30800.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर
= 30800.00 * 46.39
= 1428812.00

मिळकतीचे क्र. - 6
EYCO/9-24
2090

अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + मूल्या जमिनीवरील वाहन तळाचे मूल्य
+ वंदित वाहन तळाचे मूल्य + तमतच्या गळीचे मूल्य + वरील गळीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे :
= A + B + C + D + E + F + G + H
= 1428812.00 + 00.00 + 00.00 + 00.00 + 00.00 + 00.00 + 00.00 + 00.00
= 1428812.00



सह दुय्यम निबंधक ठाणे - 6



भारतीय स्टेट बैंक
 Value of Stamp for the month
 N/C Payment Only
 Value for the month only

भारतीय स्टेट बैंक
 Issuing Branch:
 Tel No. / CODE No. 11785

भारतीय स्टेट बैंक
 State Bank of India

DEMAND DRAFT

भारतीय स्टेट बैंक
 ON DEMAND PAY JOINT SUB-REGISTRAR, THANE
 JOINT SUB-REGISTRAR, THANE

रुपये
 PAISE ZERO ONLY

TWO THDS	SIX THDS	FIVE THDS	ZERO TENS	ZERO UNITS
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भारतीय स्टेट बैंक
 STATE BANK OF INDIA
 Key: YOMDIV Sr. No. 798914

भारतीय स्टेट बैंक
 STATE BANK OF INDIA
 Key: YOMDIV Sr. No. 798914
 ICI 000003177191

भारतीय स्टेट बैंक
 STATE BANK OF INDIA
 Key: YOMDIV Sr. No. 798914

₹ 2165010
 AMOUNT BELOW 2850125)
 OR ORDER



Reval: daf...
 10/11/10

Asha N. Medsikat
 SS NO...
 (Branch Manager)

7	8	9	0
1	2	3	4
5	6	7	8
9	0	1	2



पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

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 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
 (महाराष्ट्र राज्य सहकारी बँक)

पंजाब व महाराष्ट्र सहकारी बँक लि.
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 (महाराष्ट्र राज्य सहकारी बँक)



C-II

AGREEMENT TO SELL OF A FLAT IN A CO-OPERATIVE HOUSING SOCIETY

SOCIETY : BABA NIWAS CO.OP HSG. SOC.LTD.
 REGN.NO.:NBOM/CIDCO/HSG(OH)/2669/JTR/YR.2007-2008

FLAT NO.102, FIRST FLOOR,
 PLOT NO.74, SECTOR-19,
 NERUL, NAVI MUMBAI.

CARPET AREA IN SQ.FT. : 416
 BUILT UP AREA IN SQ.FT. : 499.2
 BUILT UP AREA IN SQ.MTRS. : 46.39

SALE PRICE : RS.26,50,000/-

STAMP DUTY : RS.1,15,100/-

REGISTRATION FEE : RS.26,500/-

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Gurbachan S. Chiu
 GURBACHAN S. CHIU
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Punjab And Maharashtra Co-operative
 Bank Ltd, Vashi Branch, Apna Bazar
 Bldg, Plot No. 2, Vashi, Navi Mumbai
 D-51STP/MYC R. 1052/2006/05/1529-32

THIS AGREEMENT TO SELL is made and entered into
 Navi Mumbai, on this 20th day of July 2010.

M. A. ...

...

भारत 94436
 167962
 RS.0115100/-P85
 INDIA STAMP DUTY MAHARASH
 SPECIAL REGISTER
 JUL 19 2010

BETWEEN

MR. MAHESH V. HAVAL, aged 42 years, an adult, Indian Inhabitant, Owner of Flat No.102, First Floor, Baba Niwas Co. Op. Hsg. Soc. Ltd., Plot No.74, Sector-19, Nerul, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **One Part,**

AND

MR. PARTHA SAHA, aged 38 years, (PAN NO.BMXPS2801M) (Mob.No.9892915686) an adult, Indian Inhabitant, residing at Flat No.102, First Floor, Baba Niwas Co. Op. Hsg. Soc. Ltd., Plot No.74, Sector-19, Nerul, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **OTHER PART.**

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DESCRIPTION OF PROPERTY

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FLAT NO.102, FIRST FLOOR,
PLOT NO.74, SECTOR-19,
NERUL, NAVI MUMBAI.

CARPET AREA IN SQ.FT. : 416
BUILT UP AREA IN SQ.FT. : 499.2
BUILT UP AREA IN SQ.MTRS. : 46.39

The Transferee shall be entitled to use the Parking Space only for keeping or parking his own vehicles.

=====

SOCIETY: BABA NIWAS CO.OP. HSG.SOC. LTD.
REGN.NO.: NBOM/CIDCO/HSG(OH)/2669/JTR/YR.2005-2008

=====

SALE PRICE: RS.26,50,000/- (RUPEES, TWENTY SIX LAKHS FIFTY THOUSAND ONLY)

=====

(hereinafter referred to as 'The Said FLAT')

[Handwritten Signature]



WHEREAS:

The City and Industrial Development Corporation of Maharashtra Ltd., (hereinafter called as 'THE SAID CORPORATION ') is the New Town Development Authority declared for the area designated as a site for the new towns of New Bombay by the Government of Maharashtra in exercise of its powers under sub-section (i) and (3-a) of Section 113 of the Maharashtra Regional Town Planning Act of 1966 (Mah. XXVII of 1966) hereinafter referred to as the SAID ACT.

AND WHEREAS

The State Government in pursuance of Section 113(1) of the said Act acquired the land described therein and vested such lands in the said Corporation for development and disposal.

AND WHEREAS

By virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to proposal approved by the State Government under the said Act.

AND WHEREAS

The said Corporation by an Agreement to Lease dated 8th January 1997 made and entered into between the said Corporation of the First Part and M/s. JAMNADAS JETHMAL & CO., (therein referred to as 'the Licensee & herein referred to as 'the Original Allottee') of the Other Part, agreed to grant to M/s. JAMNADAS JETHMAL & CO., lease of the land bearing Plot No.74, admeasuring 345 Sq.Mtrs. or thereabouts in Sector-19, at Nerul, Navi Mumbai.

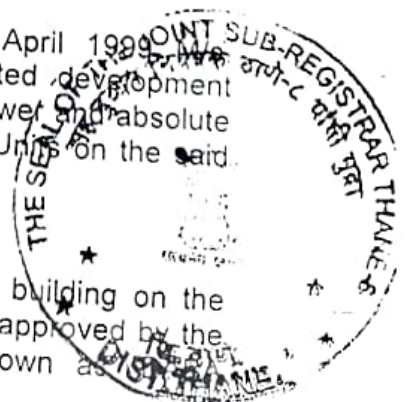
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AND WHEREAS

The said M/s. JAMNADAS JETHMAL & CO., by Agreement dated 22nd day of April 1999 made and entered into with M/S. BABA HOMES BUILDERS & DEVELOPERS, (the Promoters herein) the said M/s. JAMNADAS JETHMAL & CO., have agreed to entrust/grant development rights in favour of the Promoters.

AND WHEREAS

By the aforesaid Agreement dated 22nd April 1999 JAMNADAS JETHMAL & CO., have granted development rights in favour of the Promoters with full power and absolute authority to the Promoters to sale the Flats/Units on the said Property to prospective buyers.



AND WHEREAS

The Promoters have constructed residential building on the said plot as per the plans and specifications approved by the Concerned authorities. The Building known as NIWAS'.

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AND WHEREAS

Under an Articles of Agreement dated 9th day of January 2000, the Promoters have sold one of the Flat bearing No.102, First Floor, Plot No.74, Sector-19, Nerul, Navi Mumbai, to the TRANSFEROR, for proper consideration. The said Agreement has been registered with the Sub-Registrar of Assurances Thane-3, by paying proper Stamp Duty and Registration charges, vide its Registered document No.752, Dated 19/01/2000.

AND WHEREAS

The members of the building have formed a Co.Operative Housing Society under the name and style of BABA NIWAS CO. OP. HSG. SOC. LTD., and registered under the Maharashtra Co. Op. Society's Act 1960, under Regn. No. NBOM/CIDCO/HSG(OH)/2669/JTR/YR.2007-2008.

AND WHEREAS

The Transferor is the original bonafide Member of the BABA NIWAS CO.OP.HSG. SOCIETY LTD., at Plot No.74, SECTOR-19, Nerul, Navi Mumbai, Taluka & Dist. Thane, a Society duly registered under the Maharashtra Cooperative Societies Act, 1960, under Regn.No. NBOM/CIDCO/HSG(OH)/2669/JTR/YR.2007-2008, holding five fully paid up shares of Rs.50/- each, vide Share Certificate (NOT YET ISSUED).

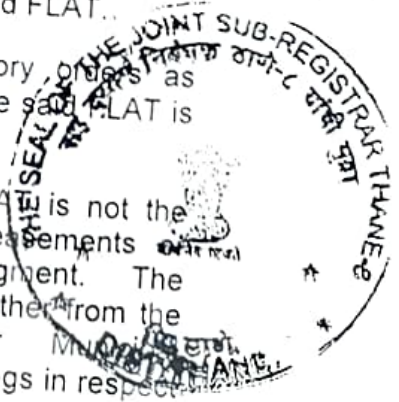
AND WHEREAS

The Transferor do hereby covenant and declare that he is the registered member of the Society and having been admitted by the Society as the member.

The Transferor do hereby covenant as follows

- a. There are no suits, litigations Civil or any other proceedings pending in any competent court as against the Transferor personally affecting the said FLAT.
- b. There are no attachments or prohibitory orders as against or affecting the said FLAT and the said FLAT is free from all encumbrances.
- c. There are no charges and the said FLAT is not the subject matter to any lispendens or easements attachments either before or after judgment. The Transferor has not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said FLAT.

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- d. The Transferor has paid all the necessary charges of any nature whatsoever in respect of the said FLAT.
- e. The Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said FLAT. The Transferor has paid all the necessary charges till date and agrees to pay till the physical possession is given to the TRANSFEREE.
- f. The Transferor has not received any notice from CIDCO /Municipal Corporation/MSEB and any other statutory body or authorities regarding the acquisition and/or requisition of the said FLAT.
- g. The Transferor is legally entitled in exclusive use, occupation and possession of the said FLAT and every part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of the said FLAT or any part thereof.
- h. The Transferor do hereby declare that no notice for the recovery of the Stamp Duty and Registration have been received by him in respect of the said Flat.
- i. The Transferor is not restricted either in the Income Tax Act or under any other statute from disposing off the said FLAT or any other statute prevented from disposing stated in the Agreement.
- j. The Transferor has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREE and the Transferor has all the rights, titles and interests to enter into this Agreement with the TRANSFEREE on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the Transferor herein, the TRANSFEREE has agreed to purchase the said FLAT.

AND WHEREAS:

The Transferor has agreed to transfer the said Shares, held by the Transferor and his interests in the said FLAT to the TRANSFEREE, which the TRANSFEREE has agreed to acquire from the Transferor, after taking inspection of documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing :



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The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Transferor hereby agrees to sell, transfer and assign all his rights, title and interests in and upon the following FLAT;

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FLAT NO.102, FIRST FLOOR,
PLOT NO.74, SECTOR-19,
NERUL, NAVI MUMBAI.

=====

CARPET AREA IN SQ.FT. : 416
BUILT UP AREA IN SQ.FT. : 499.2
BUILT UP AREA IN SQ.MTRS. : 46.39

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SOCIETY: BABA NIWAS CO.OP. HSG.SOC. LTD.
REGN.NO.: NBOM/CIDCO/HSG(OH)/2669/JTR/YR.2007-2008.

=====

to the Party of the Second Part/TRANSFEEE which the TRANSFEEE has agreed to acquire the same and the said Shares and interest of the Transferor for a total consideration of **Rs.26,50,000/- (Rupees Twenty Six Lakhs Fifty Thousand Only)** inclusive of all costs, share capital and the amount to the credit of the Transferor in the books of the said Society.

2. The TRANSFEEE has agreed to pay the said consideration of **Rs.26,50,000/- (Rupees Twenty Six Lakhs Fifty Thousand Only)** in the following manner:

- i) A sum of **Rs.3,00,000/- (Rupees Three Lakhs Only)** paid on or before the execution of this Agreement to sell.

- ii) And the balance sum of **Rs.23,50,000/- (Rupees Twenty Three Lakhs Fifty Thousand Only)** shall be paid within 45(FOURTY FIVE) days, from the date of registration of this Agreement to Sell, on raising loan from **HDFC/ANY CO.OP.BANK/NATIONALIZED BANK/FINANCIAL INSTITUTIONS.**



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TIME IS THE ESSENCE OF THE CONTRACT.

OBTAINING LOAN BY THE TRANSFEREE FROM HDFC/ANY CO. OP. BANK/ NATIONALIZED BANK /FINANCIAL INSTITUTIONS IS NOT A CONDITION FOR NON-PAYMENT OF THE BALANCE AMOUNT ON DUE DATE.

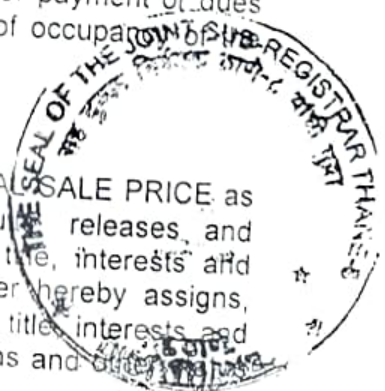
IT IS AGREED THAT THE TRANSFEROR SHALL PROVIDE ALL THE REQUIRED DOCUMENTS FOR DISBURSEMENT OF THE LOAN AND THE TIME CONSUMED FOR PROVIDING THE REQUIRED DOCUMENTS/PAPERS SHALL BE ENHANCED FOR PAYMENT OF BALANCE AMOUNT.

3. The Transferor shall deliver the vacant peaceful and physical possession of the said FLAT to the TRANSFEREE on the day of receiving the full and final consideration.
4. The Transferor hereby admits and declares that the said FLAT in the Society and the said Shares having Certificate (NOT YET ISSUED), the Transferor has full and absolute right and authority to sell the same or transfer it to any person/s.
5. The TRANSFEREE hereby agrees to become the member of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.
6. The Transferor do hereby agrees to pay the following charges till the physical possession is given to the TRANSFEREE.
 - i) Maintenance charges payable to the Society till date
 - ii) Electricity bill up to date.
 - iii) NMMC Property Tax.

and the Transferor further undertake that IN NO CASE the TRANSFEREE shall be liable for payment or dues of the said Society for the period of occupation of said FLAT of the Transferor.

7. ON GETTING THE FULL AND FINAL SALE PRICE as agreed above, the Transferor quite releases, and discharges himself from all rights, title, interests and benefits in the said Flat and further hereby assigns, transfers and assures all his rights, title, interests and benefit in the said FLAT, contributions and

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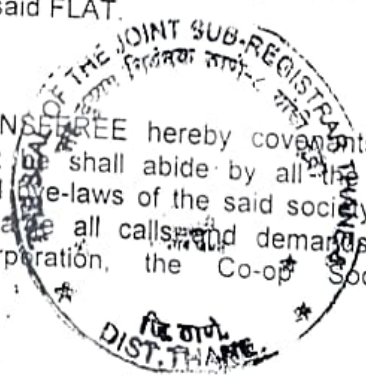
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enjoyed by him in respect of the said FLAT.

- 8. ON GETTING THE FULL AND FINAL SALE PRICE the Transferor shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferor to his predecessor-in-title and to the said society and on the said FLAT.
- 9. The Transferor shall do all the needful in all respect to secure the title of the said FLAT to TRANSFEREE and shall always keep the TRANSFEREE indemnified from all liabilities and/or claim of the said FLAT.
- 10. The Transferor has NO OBJECTION and grants the permission, for the share certificate transfer by the Society in the name of the TRANSFEREE.
- 11. ON PAYING THE FULL AND FINAL SALE PRICE the TRANSFEREE shall be entitled to have and hold and occupation and to use and benefit for his heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Transferor or any person on his behalf or who may claim through him in trust for him, subject only to on the part of the TRANSFEREE to pay the taxes, assessment, charges, duties or calls made by the said society, Municipal authority Government or any local authority or corporation or co-op society in respect of the said FLAT for the period after taking possession of the said FLAT the TRANSFEREE.
- 12. That the Transferor hereby state and declares that he has not in any manner whatsoever dealt with his right in respect of the said FLAT.
- 13. That the TRANSFEREE hereby covenants with the Transferor that he shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that The Municipal Corporation, the Co-op Society and

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Government etc. may make herein after in respect of the said FLAT.

14. ON RECEIVING THE FULL AND FINAL SALE PRICE, the Transferor shall handover to the TRANSFEREE physical possession of the said FLAT and undertakes that from time to time hereafter and at the cost of the TRANSFEREE, his heirs executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and very perfectly transfer, rights, title, interest and benefits in the said FLAT every part thereof unto and to the TRANSFEREE use as aforesaid.

15. That the Transferor hereby declares that he has paid all taxes and outgoings up to date in respect of the said FLAT and that if any amount is due from him to the Society, the Corporation or government and/or to any other person, persons or authorities relating the said FLAT the same shall be paid by the Transferor and if any such amount is recovered from the TRANSFEREE, the Transferor do hereby agrees to indemnify and keep the TRANSFEREE indemnified there from. In case due to any reason, the TRANSFEREE incurs expenditure or pays such charges/dues, the Transferor shall promptly reimburse the TRANSFEREE for these charges/dues and expenditure.

16. The Transfer charges/fees payable to the said society for the transfer of the said FLAT in the name of TRANSFEREE, shall be paid by as mutually agreed.

17. The Transferor hereby declares and assures that the Transferor has not on or before the date of this Agreement, mortgaged, transferred, assigned or alienated his interest in the capital of the said Society, i.e., the Share hereinabove mentioned. And his interest in the property of the said Society that is the FLAT hereinabove referred to. The Transferor agrees and undertakes to remove all such objections or demands any; at his own cost.

18. SUBJECT to the provisions and terms and conditions of this Agreement. AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED IN THIS AGREEMENT, the Transferor hereby agrees to transfer

Handwritten notes and stamps: - 6, 5466, 99-24, and a circular stamp with text 'THE SEAL OF THE SOCIETY OF THE TRANSFEREE'.

Handwritten signature: M. Haveli

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his shares mentioned hereinabove and the interest in the said FLAT to the TRANSFEREE and the TRANSFEREE is entitled to hold, possess, occupy and enjoy the said FLAT without any interruptions from the Transferor. The Transferor further declares that he has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Cooperative Societies Act, 1960 and that the Transferor has not done or performed any act, deed, matter or thing whatsoever, whereby he may be prevented from entering into this Agreement as purported to be done hereby or whereby the TRANSFEREE may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour of whereby the quiet and peaceful enjoyment or possession of the TRANSFEREE in respect of the said FLAT may be disturbed and in the event of it being found that the Transferor was not entitled to enter into this Agreement and transfer his rights to be transferred hereby and the TRANSFEREE is not able to enjoy quiet and peaceful possession of the said FLAT due to any such reasons, the Transferor shall be liable to compensate, indemnify and reimburse to the TRANSFEREE the loss, damage, which the TRANSFEREE may suffer or sustain in his behalf.

19. The Transferor hereinafter on his own or at the request of the TRANSFEREE, shall execute any document, paper and writings as may be necessary for perfectly vesting the said FLAT and benefits of the membership of the said Society and transferring the same unto the TRANSFEREE without any extra or excess consideration.

20. As it is mandatory for disbursement of the loan that all the original documents pertaining to the Flat should be handed over to HDFC/ANY CO.OP.BANK/NATIONALISED BANK/ FINANCIAL INSTITUTIONS, for sanctioning and disbursement of the loan. The Transferor do hereby agrees to hand over all the original documents pertaining to the Flat to the TRANSFEREE or to HDFC/ANY BANK/ANY CO.OP.BANK/NATIONALISED BANK/ FINANCIAL INSTITUTIONS, so that the loan could be disbursed in time.

21. The TRANSFEREE do hereby agrees to pay the Stamp Duty, Registration Charges payable to the authorities for registration of the Agreement/Sale Deed

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as it is mandatory to pay the Stamp Duty, Registration charges as per the Provisions of the Bombay Stamp Act 1958.

22. The Transferor do hereby agrees that all the bills/receipts will be handed over to the TRANSFEREE and the TRANSFEREE hereby agree to acknowledge.
23. The Transferor do hereby declare that he has paid all the stamp duty and registration charges to the Revenue authorities and in case any notice for recovery is received by the TRANSFEREE in respect of this Flat that shall be paid by the Transferor and or settle the same with the Revenue authorities at his own cost.

24. CIDCO TRANSFER

The TRANSFEREE shall pay transfer charges payable to CIDCO, for recording the name of the TRANSFEREE in CIDCO records.

Inspection of Documents

Zerox copies of the following documents for inspection have been submitted by the parties and the Transferor do hereby promise to hand over the original documents to enable sanction and disbursement of loans from the Housing Finance Company.

- i) Registered Lease Deed between M/s.CIDCO Ltd., & M/s. BABA HOMES BUILDERS & DEVELOPERS.
- ii) Conveyance Deed between M/S. BABA HOMES BUILDERS & DEVELOPERS & BABA NIWAS CO.OP.HSG.SOC.LTD., Agreement for Allotment of Flats between Society & Transferor dated 20th 2002.
- iii) Occupancy Certificate (Zerox)
- iv) Society Registration Certificate (Duplicate)
- v) Registered Agreement between Baba Homes Builders & Developers & Transferor & Registration Receipt.

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SCHEDULE

All that piece or parcel of land known as Plot No.74, Sector No.19, Nerul, Navi Mumbai, admeasuring 345 Sq.Mtrs., area Taluka and District Thane, Registration District Thane, Registration Sub-District Thane and bounded as follows :

- On the North by : Plot No.73
- On the South by : Plot No.74A
- On the East by : Plot No.79A & 79B
- On the West by : Plot No.74B & 5.0 Mtrs. Wide Road

IN WITNESS WHEREOF the parties hereto have been to set and subscribed their respective hands sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the Within named 'TRANSFEROR'

MR. MAHESH V. HAVAL

in the presence of

1) Sandeep Mathekar

2) Ruma Saha

SIGNED AND DELIVERED by the Within named 'TRANSFeree'

MR. PARTHA SAHA

in the presence of

1) Sandeep Mathekar

2) Ruma Saha



Sandeep Mathekar

R. Saha



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Sandeep Mathekar

R. Saha)

RECEIPT

RECEIVED OF AND FROM the within named
'TRANSFEREE' MR. PARTHA SAHA, the sum of
RS.3,00,000/- (RUPEES THREE LAKHS ONLY) being the
part payment of the sale price of the FLAT being

=====

FLAT NO.102, FIRST FLOOR,
PLOT NO.74, SECTOR-19,
NERUL, NAVI MUMBAI.

CARPET AREA IN SQ.FT. : 416
BUILT UP AREA IN SQ.FT. : 499.2
BUILT UP AREA IN SQ.MTRS. : 46.39

The Transferee shall be entitled to use the Parking Space only
for keeping or parking his own vehicles.

=====

SOCIETY: BABA NIWAS CO.OP. HSG.SOC. LTD.
REGN.NO.: NBOM/CIDCO/HSG(OH)/2669/JTR/YR.2007-2008.

DETAILS OF PAYMENT

CHEQUE NO.	AMOUNT	DATE	BANK
657234	RS.50,000/-	3-11-2009	HDFC
657236	RS.50,000/-	5-11-2009	HDFC
657246	RS.50,000/-	10-7-2010	HDFC
657247	RS.50,000/-	10-7-2010	HDFC
657248	RS.50,000/-	10-7-2010	HDFC
657250	RS.50,000/-	10-7-2010	HDFC

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I SAY RECEIVED
Rs.3,00,000/-



MR. MAHESH V. HAVAL
TRANSFEROR

WITNESSES:

- 1) Sandeep Mhatre
- 2) Ruma Saha

R. Saha.



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नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला पाठा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दफ्तरी क्र. : ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ११
फोन : ७५७ ३७ ८५

1ST. FLOOR, BELA PUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL No. : 757 17 33, 75, 17 26
757 25 91
FAX : 757 37 85

जा.क्र./नमुंमपा/नरवि/भो.प्र./२३)२
दिनांक :- २०/१७/२०००.

डॉ. बाबाहोमस विल्डर्स अॅण्ड डेव्हलपर्स
ड. क्र.-७४, सेक्टर-१९, नेरुळ,
मुंबई.

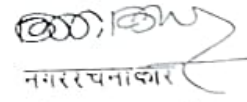
नस्ती क्र.-नमुंमपा/वि.प्र.क्र.-६९२/१७.

विषय- भूखंड क्र.- ७४, सेक्टर-१९, नेरुळ, नवी मुंबई
येथे भोगवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ- आपले वास्तुविशारद यांचा दि.-१३-०७-२००० रोजीचा अर्ज.

उपरोक्त संदर्भाधिन विषयाबाबत भूखंड क्र.-७४, सेक्टर-१९, नेरुळ, नवी मुंबई येथे रहिवास्त
प्रमाणे भोगवटा प्रमाणपत्र (ऑक्युपन्सी मर्टीफीकेट) या पत्रासोबत जोडले आहे.

आपला


नगररचनाकार

नवी मुंबई महानगरपालिका.

साक्षीमादी:-

राजेश आर.मो. वास्तुविशारद

११२, महावीर सेंटर, से.१७, वाशी, नवी मुंबई

३१, भायूक-इमारत, नमुंमपा, मुंबई

३१, भायूक-इमारत, नमुंमपा, मुंबई

विभागाध्यक्ष, नमुंमपा.



टनल - ८
६५७/१६२५
२०१०



नवी मुंबई
महानगरपालिका

Nav Mumbai
Municipal Corporation

पहिला भाळा, भैलापूर भवन, गो.बी.डी.,
नवी मुंबई - ४०० ६१४,
दुरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ९९
फॅक्स : ७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. 757 17 33, 757 17 28
757 25 91
FAX 757 37 85

जा.क्र./नमुंमपा/नरवि/भौ.प्र./२१७२-

दिनांक :- २९/०७/२०००.

भोगवटा प्रमाणपत्र

नवी मुंबई येथील भूखंड क्र.-७४, सेक्टर-१९, नेरुळ, नवी मुंबई, या जागेचे मालक मेसर्स
इंडोस्य बिल्डर्स अॅण्ड डेव्हलपर्स, यांना जागेवरील बांधकाम दि.-०२/०२/२००० रोजी पूर्ण केलेले
त्याबाबतचा बाबला संबंधीत वास्तुविशारद राजेश आर.सी., यांनी सादर केलेला आहे. सदर
ची पाहणी दि.१९/०७/२००० रोजी वास्तुविशारदसह करण्यात आलेली आहे. जागेवरील बांधकाम
किस नियंत्रण नियमावलीतील तरतुदीनुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र
१९/०५/९९ मध्ये नमूद केलेल्या शर्ताप्रमाणे पूर्तता केलेली आहे. त्यामुळे सदर जागेचे मालक मेसर्स
यास हरकत नाही. क्षेत्रफळाचा तपशील खालीलप्रमाणे आहे.

रहत्यासाध्यतेला बांधकाम क्षेत्र = ३४४.८६८ चौ.मी.

ट न न - ८
६५७ पुणे
३०००

नगररचनाकार

नवी मुंबई महानगरपालिका.



BA NIWAS Co-op. HSG. SOCIETY (P.)

Plot No. 74, Sector 19, Nerul, Navi Mumbai-400 706.

Date 09-7-2010

REG. NO: NBOM/CIDCO/HSG(OH)/2669/JTR/YR.2007-2008, Dated 20.02.2007

NO OBJECTION CERTIFICATE

is to certify that Shri Mahesh V. Haval is owner of the Flat No. 102, being member of the society under share certificate No. NIL had applied to the society for no objection certificate.

Shri Mahesh V. Haval intention to sale the Flat No. 102 to Mr. Partha Saha.

Accordingly Shri Mahesh V. Haval cleared all maintenance due of the society.

The society do not have any objection regarding selling of his Flat No. 102 to Mr. Partha Saha, however transfer will be effective on both the parties fulfilling various provisions & conditions laid down by the society by laws.

उत्तर - 6
एच/102/10-24
2010

09-07-2010

[Signature]
Authorised Signatory



BA NIWAS CO-OP. HSG. SOCIETY (P.)

[Signature]
Secretary

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARTHA SAHA

SANTIGOPAL SAHA

20/12/1971

Permanent Account Number

BMXPS2801M

Signature



ट. नं - ८
०५/०७/२०२५
२०९०



স্থায়ী অ্যাকাউন্ট নম্বর / PERMANENT ACCOUNT NUMBER

AAVPH2065H



নাম / NAME
MAHESH VITHAL HAVAL

পিতা বা মাতা / FATHER'S NAME
VITHAL HAVAL

জন্ম তারিখ / DATE OF BIRTH
27-02-1967

স্বাক্ষর / SIGNATURE

(Handwritten signature)

স্বাক্ষর করেছেন / Signed by

Computer Operator

ন - ৬
৬৭৬৬ / ৭৭-২৭
২০৭০





ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

DKN2905198



Elector's Name	Rurna Saha
নির্বাচকের নাম	কুমা সাহা
Father's Name	Mahendranath
পিতার নাম	মহেন্দ্রনাথ
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2000	23
১.১.২০০০-এ বয়স	২৩

উজন - ৬	
৬৫৬	২-২৫
২০৭০	



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDEEP S. MATKAR

S M MATKAR

05/09/1974

Permanent Account Number
AKUPM9684J

S. Matkar

Signature



उज्जैन - 6
६५८८ / २३-२५
२०१०



दुय्यम निबंधक:

ठाणे 8

दस्त गोषवारा भाग-1





टनन8

दस्त क्र 6587/2010

२००२५

क्रमांक : 6587/2010

चा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
श्री पयो साहा - घर/प्लॉट नं. सदनिका क्र. 102, पहिला मजला, निवास को ऑप ही सोसा लि प्लॉट नं. 74, से. 19 नवी मुंबई ली/रस्ता - भारतीचे नाव - भारत नं. - दस्त	लिहून घेणार वय 38 सही		
श्री महेश वि हावळ - घर/प्लॉट नं. सदनिका क्र. 102, पहिला मजला, निवास को ऑप ही सोसा लि प्लॉट नं. 74, से. 19 नवी मुंबई ली/रस्ता - भारतीचे नाव - भारत नं. -	लिहून देणार वय 42 सही		

सह दुय्यम निबंधक ठाणे क्र. ८.



24/124

दस्त क्र. [टनन8-6587-2010] चा गोषवारा
बाजार मुल्य : 1429000 मोवदला 2650000 भरलेले मुद्रांक शुल्क 115100

पावती क्र.: 6954 दिनांक: 26/07/2010
पावतीचे वर्णन
नांव: श्री पार्था साहा

दस्त हजर केल्याचा दिनांक : 26/07/2010 11:07 AM
निष्पादनाचा दिनांक : 26/07/2010
दस्त हजर करणा-याची सही :

26500 : नोंदणी फी
500 : नककल (अ. 11(1)), पृष्ठांकनाची नककल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) :>
एकत्रित फी

27000: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 26/07/2010 11:07 AM
शिकका क्र. 2 ची वेळ : (फी) 26/07/2010 11:12 AM
शिकका क्र. 3 ची वेळ : (कबुली) 26/07/2010 11:12 AM
शिकका क्र. 4 ची वेळ : (ओळख) 26/07/2010 11:12 AM

दस्त नोंद केल्याचा दिनांक : 26/07/2010 11:12 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) - श्री संदीप मातकर, घर/फ्लॅट नं: 303, फ्लॅट नं. 105, से. 50 नेरळ

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) - रुमा साहा, घर/फ्लॅट नं: से. 19 नेरळ

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: - Ruma Saha

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



सह दुय्यम निबंधक ठाणे क्र. ८
ठाणे ८



प्रमाणीत करण्यात येते की,
मुळ दस्तास एतद्वरी २५ पाने आहेत.
सह दुय्यम निबंधक ठाणे क्र. ८
पुस्तक क्र. १०१
सह दुय्यम निबंधक ठाणे क्र. ८
तारीख २६ जुलै २०१०



दस्तावेजांक व वर्ष: 6587/2010

Monday, July 26, 2010

11:13:01 AM

दुय्यम निबंधक: ठाणे 8

नोंदणी 63 म

Regn 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या वावतील पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,650,000.00
वा.भा. रु. 1,429,000.00
- (2) भू-भापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र. अ /5/14, सदनिका क्र. 102, पहिला मजला, बाबा निवास को ऑप ही सोसा लि प्लॉट नं. 74, से. 19 नेरुळ नवी मुंबई
- (3) क्षेत्रफळ (1) 46.39 चौ मि विल्टअप
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री महेश व्ही हावळ - : घर/प्लॉट नं: सदनिका क्र. 102, पहिला मजला, बाबा निवास को ऑप ही सोसा लि प्लॉट नं. 74, से. 19 नेरुळ नवी मुंबई ; गल्ली/रस्ता: - : ईमारतीचे नाव: - : ईमारत नं: - : पेट/वसाहत: - : शहर/गाव: - : तालुका: - : पिन: - : पॅन नम्बर: AAVPH2065H.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री पार्था साहा - : घर/प्लॉट नं: सदनिका क्र. 102, पहिला मजला, बाबा निवास को ऑप ही सोसा लि प्लॉट नं. 74, से. 19 नेरुळ नवी मुंबई ; गल्ली/रस्ता: - : ईमारतीचे नाव: - : ईमारत नं: - : पेट/वसाहत: - : शहर/गाव: - : तालुका: - : पिन: - : पॅन नम्बर: BMXPS2801M.
- (7) दिनांक करून दिल्याचा 26/07/2010
- (8) नोंदणीचा 26/07/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 6587 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 115100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 26500.00
- (12) शेर



सह दुय्यम निबंधक ठाणे क्र. ६