



पावती

Original/Duplicate

Tuesday, July 09, 2013

नोंदणी क्र. :39M

11:50 AM

Regn.:39M

पावती क्र.: 7652 दिनांक: 09/07/2013

गावाचे नाव: बोरला

दस्तऐवजाचा अनुक्रमांक: करल1-6187-2013

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: पुनेश्वर नागोजी मेश्राम

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 30720.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 12:07 PM ह्या वेळेस मिळेल.

दु. निबंधक कुर्ला 1

बाजार मूल्य: रु.5112700/-

मोबदला: रु.6100000/-

भरलेले मुद्रांक शुल्क : रु. 305000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 828849 दिनांक: 06/07/2013

बँकेचे नाव व पत्ता: Syndicate Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 720/-

सह दुय्यम निबंधक  
कुर्ला-१ (तर्ग-२१)

मूळ दस्त, स्कॅन्ड प्रिंट व सि.डी. मिळेल

DELIVERED



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१३

१. दस्ताचा प्रकार :- अभि. दस्तांतरण अनुच्छेद क्रमांक २५(B)
२. सादरकर्त्याचे नाव :- पुनेश्वर नागोजी भैराम
३. तालुका :- पुणे / अधीन / वरीकडी / पुणे
४. गावाचे नाव :- खारला
५. नगरभूमापन क्रमांक / सर्व्हे क्र. / अतिप्रमुखंड क्रमांक :- ५ (Port)
६. मूल्य दरविभाग (झोन) :- १११५५७
७. मिळवतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक  
प्रति चौ. मी. दर :- ८१,५००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ६२.७३ कारपेट (विल्ट अप चौ. मीटर) फूट
९. कारपाकिंग :- — गच्ची :- — पोटमहाडा :- —
१०. मजला क्रमांक :- २ उदवाहन सुविधा आहे / नाही.
११. बांधकाम वर्ष :- १९९५ घसारा :- —
१२. बांधकामाचा प्रकार :- आर. सी. सी. इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारपुत्यदर तक्त्यातील मार्गदर्शक पुचना क्र. :- — ज्यामध्ये दिलेली घट / वाढ ३०१३
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)  
२. भयंजन इमारतीत दिलेले क्षेत्र :- —  
३. भाड्याची रक्कम :- —
१५. लिट्ट अन्ड लायसन्सचा दरत :- १. प्रतिमाह भाडे रक्कम :- —  
निवासी / अनिवासी :- २. अनामत रक्कम / आगावू भाडे :- —
१६. निर्धारित केलेले बाजारमूल्य :- ५१,१२,५००/-
१७. दस्तामध्ये दर्शविलेली मोवदला :- ६१,००,०००/-
१८. देय मुद्रांक शुल्क :- ३०५,०००/- भरलेले मुद्रांक शुल्क :- ३०५,०००/-
१९. देय नोंदणी फी :- ३०,०००/-



सह दुय्यम निबंधक



सत्यमेव जयते

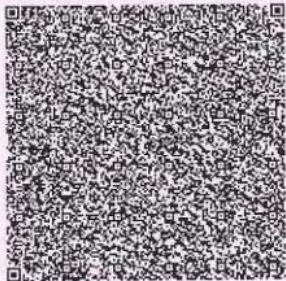
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by : Stock Holding Corporation of India Ltd.
Location : CHEMBUR
Signature
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH21400194313520L
Certificate Issued Date : 08-Jul-2013 12:09 PM
Account Reference : SHCIL (FI)/ mhshcil01/ CHEMBUR/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSKCIL0122395997387584L
Purchased by : PUNESHWAR N MESHARAM AND VANITA P MESHARAM
Description of Document : Article 25(b)to(d) Conveyance
Property Description : FLAT NO-201,2ND FLOOR,BLDG NO-G-1,IMPLOSION CHS LTD,SRI SANKARA COLONY,PL LOKHANDE MARG,GOVANDI,M-43
Consideration Price (Rs.) : 61,00,000 (Sixty One Lakh only)
First Party : R VENKATESAN AND RAMAMANI VENKATESAN
Second Party : PUNESHWAR N MESHARAM AND VANITA P MESHARAM
Stamp Duty Paid By : PUNESHWAR N MESHARAM AND VANITA P MESHARAM
Stamp Duty Amount(Rs.) : 3,05,000 (Three Lakh Five Thousand only)



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Please write or type below this line

(R)

Ramamani Venkatesan

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ZK 0004360369

Statutory Alert:

- 1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**SHCIL- MAHARASHTRA**

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

**Mode of Receipt**

Account Id mhshcil01

Receipt Id RECIN-MHMHSKCIL0121310375260168L

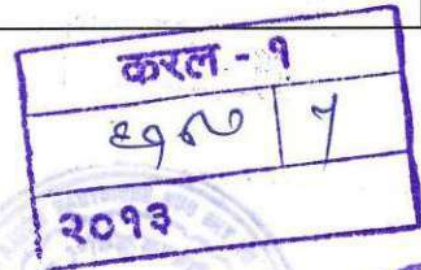
Account Name SHCIL- MAHARASHTRA

Receipt Date 08-JUL-2013

Received From PUNESHWAR N MESHARAM AND VANITA P MESHARAM	Pay To
Instrument Type PAYORDER	Instrument Date 06-JUL-2013
Instrument Number 828850	Instrument Amount 305000 ( Three Lakh Five Thousand only )
Drawn Bank Details	
Bank Name SYNDICATE BANK	Branch Name MUMBAI
Out of Pocket Expenses 0.0 ( )	

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*M. H. H. H.*  
*LD*



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## SALE DEED

THIS SALE DEED is made and entered into at Mumbai, on this 9<sup>th</sup> day of JULY, 2013, IN BETWEEN:-

① 1) **Mr. R. VENKATESAN**, age 74 Years, having Pan No. AAAP11201P, and 2) **Mrs. RAMAMANI VENKATESAN**, age 68 years, having Pan No. AAQPV8772L, both adults, Indian Inhabitants, both having address at Flat No. 201, situated on the 2<sup>nd</sup> Floor, of the Building No. G-1, Implosion Co-operative Housing Society Ltd., situated at Sri Sankara Colony, P. L. Lokhande Marg, Govandi, Mumbai 400 043, hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include, their heirs, executors, administrators and assigns) of the party of the FIRST PART;

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AND

1) **Mr. PUNESHWAR NAGOJI MESHARAM**, age 52 years, having Pan No. AADPM5202F, and 2) **Mrs. VANITA PUNESHWAR MESHARAM**, age 43 years, having Pan No. AZCPM3162E, both adults, Indian Inhabitants, residing at B-53-3/10, Block No. A-14, P. L. Lokhande Marg, Gautam Nagar, 'A' Colony, Govandi, Mumbai 400 043, hereinafter referred to as the "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the SECOND PART.

**WHEREAS:-**

1. WHEREAS the vendors above named are members of **IMPLOSION CO-OPERATIVE HOUSING SOCIETY LIMITED**, situated at Plot Survey No. 96, Sri Sankara Colony, P. L. Lokhande Marg, Govandi, Mumbai 400 043, which is registered under the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. BOM/WH/HSG/(TC)/8495/97-98 dtd. 5<sup>th</sup> January, 1998, hereinafter for brevity sake is referred to as the said "**THE SAID SOCIETY**".
2. WHEREAS the vendors are the members and registered Share holders of **IMPLOSION CO-OPERATIVE HOUSING SOCIETY LIMITED**, at Plot Survey No. 96, Sri Sankara Colony, P. L. Lokhande Marg, Govandi, Mumbai 400 43, and hold in all its 5 shares of the said Society of the face value of Rs. 50/- each, bearing Shares No. 1001 to 1005 (both inclusive) of Share Certificate No. 01, hereinafter for brevity sake is referred to as the said "**THE SAID SHARES**".
3. WHEREAS the vendors are joint and equal owners in respect of a Residential **Flat No. 201, situated on the 2<sup>nd</sup> Floor, of the Building No. G-1, Implosion Co-operative Housing Society Ltd., situated at Sri Sankara Colony, P. L. Lokhande Marg, Govandi, Mumbai 400 043, area**

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admeasuring 675 Sq. ft. Built up equivalent to 62.73 Sq. Mtrs. Built-up, hereinafter for brevity sake is referred to as the said "**FLAT PREMISES**".

4. WHEREAS the abovementioned Vendors have purchased said Flat premises from M/s. KARTHIK HOUSING DEVELOPMENT COMPANY, as per an Article of the Agreement dtd. 28<sup>th</sup> June 1995.
5. AND WHEREAS the vendors are well and sufficiently entitled to the above said Shares and the above said Flat and the rights in the said Society.
6. AND WHEREAS the vendors are willing & desirous to sell and transfer the said Flat along with its shares in the name of PURCHASERS and therefore the Vendors have with the prior permission and consent of the said Society agreed to transfer the said shares, the said Flat and all their rights, titles, interests, claims and benefits in the said Society to the PURCHASERS above named and the PURCHASERS have agreed to have, acquire and get transferred in their name the above Flat and its Shares for the total consideration amount of **Rs. 61,00,000/- (Rupees Sixty One Lakhs Only)**, including of original electrical fittings, being the present value of the property thereof;



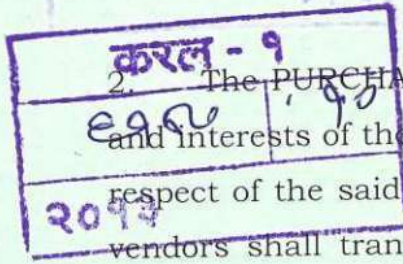
**NOW THEREFORE THIS SALE DEED WITNESSETH & IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. That the vendors doth hereby transfer and assign the said **Flat No. 201, situated on the 2<sup>nd</sup> Floor, of the Building No. G-1, Implosion Co-operative Housing Society Ltd., situated at Sri Sankara Colony, P. L. Lokhande Marg, Govandi, Mumbai 400 043**, area admeasuring 675 Sq. ft. Built up equivalent to 62.73 Sq. Mtrs. Built-up, in the name of PURCHASERS on "as is where is basis".

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2. The PURCHASERS has agreed to accept all the rights, titles and interests of the vendors in the said Share Certificate as also in respect of the said Flat with all its benefits and entitlements. The vendors shall transfer and assign to the PURCHASERS all their rights, titles, interests, claims, demands and benefits in respect of the said Flat for a total consideration of **Rs. 61,00,000/- (Rupees Sixty One Lakhs Only)**.

3. The PURCHASERS have paid the entire amount of **Rs. 61,00,000/- (Rupees Sixty One Lakhs Only)**, to the party of the first part. The Details of which are mentioned in the Receipt of this Sale Deed.

4. Upon completion of payment aforesaid, the vendors will submit the transfer papers and other documents to the said society and help in getting the title of the said Flat and its Shares duly transferred into the name of PURCHASERS.

5. The Vendors shall as soon as possible and without undue delay and on receipt of full and final payment, put the Purchasers in quiet, peaceful and vacant possession of the said Flat.

6. The Vendors shall execute all papers, forms declaration and documents as required by the said society and as per law, in favour of the PURCHASERS for the effectual transfer of their shares and other Interest in the said society in respect of the said Flat. The vendors also shall execute necessary documents and forms and give consent for the transfer of Electricity Meter as required by Reliance Energy/ INFRASTRUCTURE immediately with the security deposit.

7. On execution of this Sale Deed, the vendors shall deliver vacant possession of the said Flat to the PURCHASERS and vendors will help the PURCHASERS in all matters relating to transfer the said Flat through **IMPLOSION CO-OPERATIVE HOUSING SOCIETY LIMITED**, at Plot Survey No. 96, Sri Sankara Colony, P. L. Lokhande Marg, Govandi, Mumbai 400 43, in their names.

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8. The vendors undertake to intimate the Managing Committee of the said society i.e., **IMPLOSION CO-OPERATIVE HOUSING SOCIETY LIMITED**, for this transfer in favour of the PURCHASERS.

9. The PURCHASERS do hereby agree to become the members of the said society and also to abide by the rules, regulations and Bye-Laws of the said society and also undertake to pay and discharge all contributions, costs, demand and dues which the said society may make in respect of the said Flat premises from time to time.

10. Both the parties understand that the consideration amount hereinabove mentioned is for transfer of all the said shares of the said **IMPLOSION CO-OPERATIVE HOUSING SOCIETY LIMITED** and also inclusive, of all deposits and sinking funds etc. lying and being at the credit of vendors in the books of the society as on this date of execution of these presents.

11. The party of the first part hereto i.e., the Vendors further declare that they shall be responsible for the payment to the society of all outgoing including Municipal Taxes, Society Charges for Flat maintenance charges etc. in respect of the said Flat till possession and thereafter the PURCHASERS shall be liable to pay the society all such outgoing.

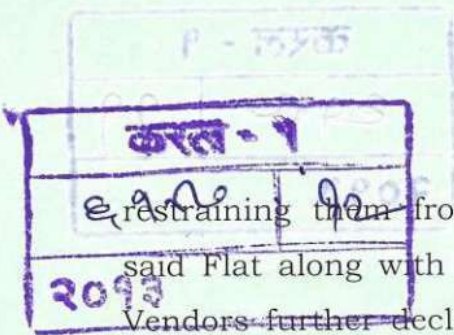
12. The vendors do hereby covenant with the PURCHASERS that notwithstanding any acts, deeds, matters or things whatsoever by the vendors or by any person lawfully or equitably claiming by from through under or in trust for their made done committed, omitted or willingly suffered to the contrary the transfer or now and behalf in themselves good rights full powers and absolute authority to agree sell, transfer and assign the benefits of the said Sale Deed and the said Flat along with its shares to the PURCHASERS in manner aforesaid.

13. The Vendors declare that there is no prohibitory order, from any government and / or local authority or injunction by any court

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*[Signature]*  
*[Signature]*



restraining them from handing over and / or transferring the said Flat along with its shares to the PURCHASERS herein. The Vendors further declares that no attachment has been levied on the said Flat or any part thereof.

14. The Vendors confirm that they have not received any notice or writ or summons in respect of the said Flat or any part thereof.

15. The vendors do hereby assure unto and covenant with the PURCHASERS that the said premises hereby agreed to be transferred is free from all claims, encumbrances, whatsoever and that no person or persons have any claims in or upon the said premises hereby agreed to be transferred or any party hereof by way of sale, exchange, charges, gifts, trust, inheritance, maintenance, resident, possession, lease, lien, assessment or otherwise whatsoever. There is no Income Tax case on this property in case any imposition of any liability of Income Tax arises for that Vendors shall be solely responsible and shall indemnify to the PURCHASERS.

16. The vendors do hereby covenant with the PURCHASERS that the vendors on mutual understanding and shall from time to time and all times hereinafter at the request and cost of the PURCHASERS do and execute or cause to be done or executed all acts deeds matter things conveyance and assurance and rights whatsoever for the better and further more perfectly and absolutely getting the said premises and every part thereof vested in the PURCHASERS.

17. The Vendors hereby declares that they have full right and absolute authority to sell, assign and transfer the said Flat along with its shares to the PURCHASERS and are absolute owners and in possession of the said Flat. The Vendors further declares that they have not created any mortgage, charges or lien on the said Flat any part thereof and the same is free from all encumbrances, claim and demands of any nature whatsoever and that they are fully entitled to deal with or dispose off the same and undertake to keep the PURCHASERS fully indemnified in this behalf.

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18. The Vendors shall keep indemnified the PURCHASERS or their assigns and successors from or against all actions, suits and proceedings and all claims, demands, lines, penalties, expenses, Old Stamp Duty and Registration Arrears or other liabilities of whatsoever nature made against or suffered by or brought against the PURCHASERS or their successors by reason or virtue of any kind of act, deed, omission or non-observance by the Vendors of any of the terms, conditions, agreements, covenants and provisions on which they hold the said Flat and of any rules, regulations and Bye-Laws of the said society in force up to the period of the transfer of the said Flat in the name of the PURCHASERS.

19. Registration charges, Stamp duty, and any other Government charges in respect of this Sale Deed shall be paid by the Purchasers only and any earlier liability outstanding shall be cleared and paid by the Vendors.



### SCHEDULE OF THE PROPERTY:-

All that piece and parcel of residential **Flat No. 201, situated on the 2<sup>nd</sup> Floor, of the Building No. G-1, Implosion Co-operative Housing Society Ltd., situated at Sri Sankara Colony, P. L. Lokhande Marg, Govandi, Mumbai 400 043.** Area admeasuring 675 Sq. ft. Built up equivalent to 62.73 Sq. Mtrs. Built-up. Bearing Plot Survey No. 96, Hissa No. 1 (Part), C.T.S. No. 4 (Part) of Revenue Village Borla, Taluka Kurla, District Mumbai Suburban. Type of Construction of the said Bldg. Stilt + 7 Upper Floors, with Lift Facility, constructed in the year 1995, situated within the Municipal Jurisdiction area "M" Ward.

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*[Handwritten signatures]*

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 IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND  
 SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY  
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 AND YEAR HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED  
by the withinnamed **VENDORS**

1) **Mr. R. VENKATESAN**


Through his Constituent Attorney  
**Mrs. RAMAMANI VENKATESAN**

Ramamani Venkatesan  




And

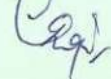
2) **Mrs. RAMAMANI VENKATESAN**  
(For Self)

Ramamani Venkatesan  




In the presence of .....

**WITNESSES :**

1.  G.V. RAMANI
2. J. Sarithini

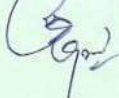
SIGNED, SEALED AND DELIVERED  
by the withinnamed **PURCHASERS**

1) **Mr. PUNESHWAR NAGOJI MESHARAM**

2) **Mrs. VANITA PUNESHWAR MESHARAM**

in the presence of .....

**WITNESSES :**

1.  G.V. RAMANI
2. J. Sarithini








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