

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक 9008

दिनांक 21/9/09 सन १९

दस्तावेजाचा प्रकार-

मैत्री

300000/-

सादर करणाराचे नाव-

मैत्री

238000/-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

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दस्तावेज

नक्कल

मैत्री रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयान्तर्गत देण्यात येईल.

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

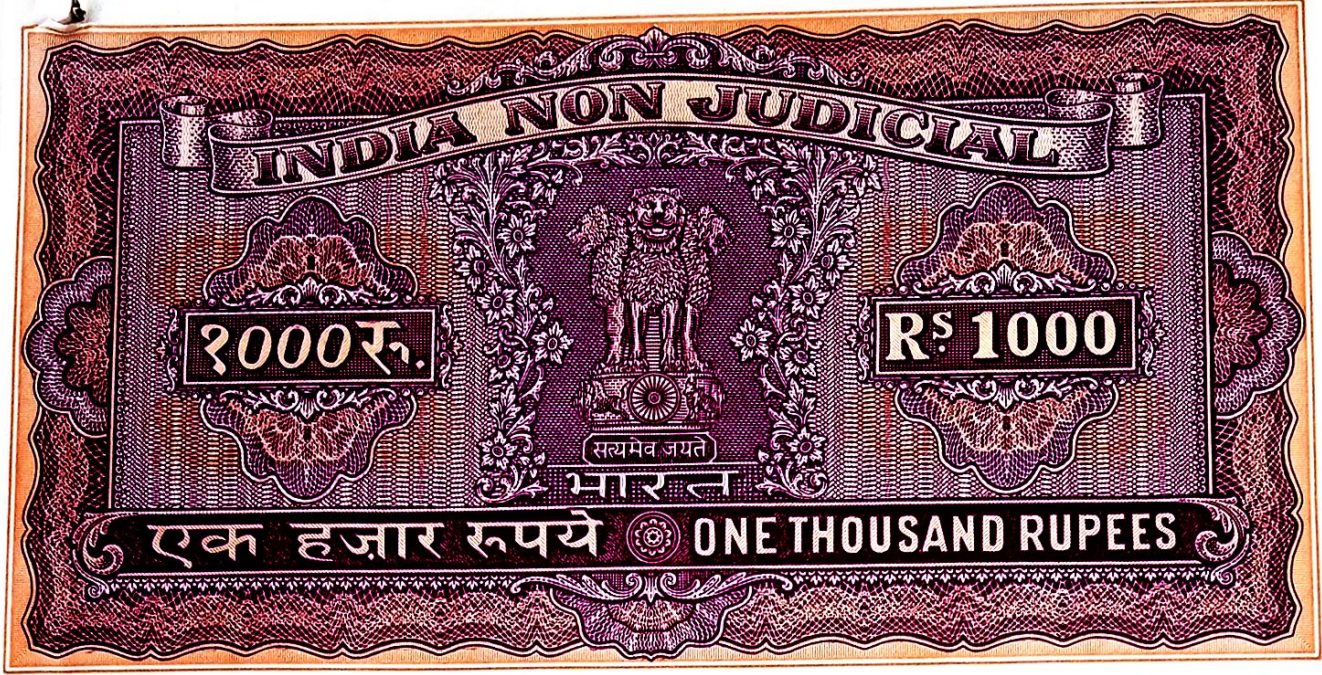
हवाली करावा.

वरील तारखेस सायं. ४-०० ते ५-०० या

वेळात समक्ष येऊन दस्तावेज स्विकारवा.

सादरकर्ता

1000Rs.



29 OCT 2001

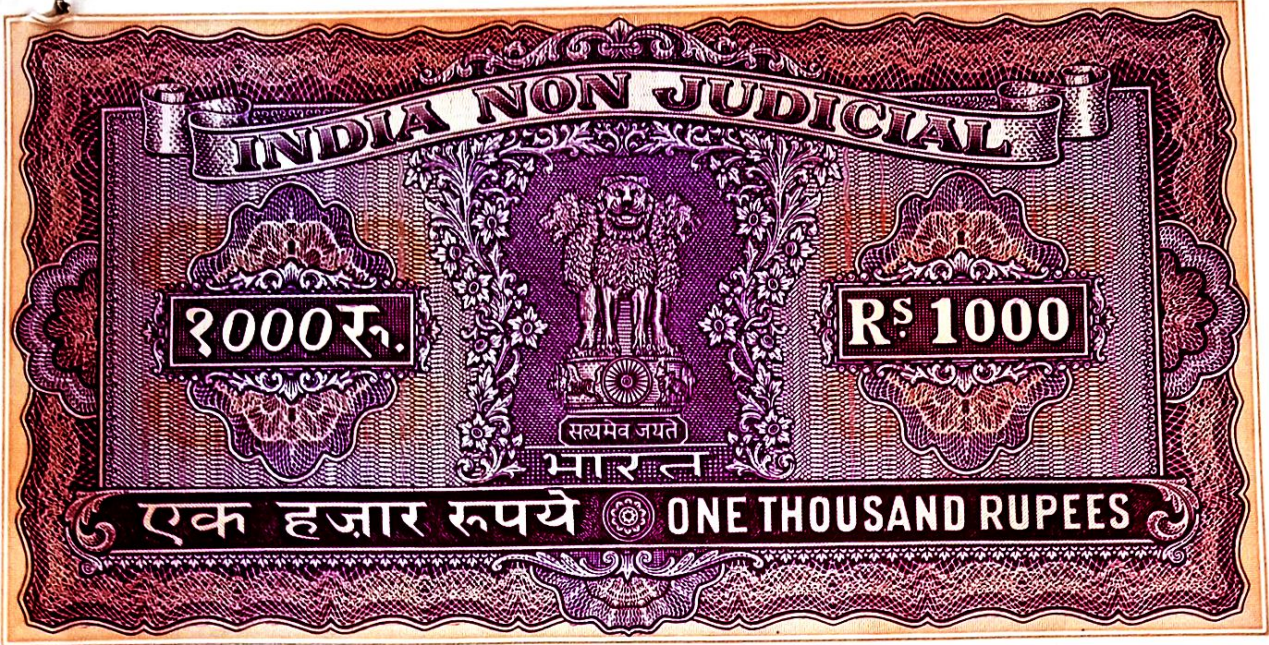
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फोन न. ७८९ ८५६६
गुद्रांक विक्री • ब्राइट झेरॉक्स आणि टायपिंग सेंटर
२२३, सेन्ट्रल फॉसीलीटी बिल्डिंग, फ्रुट मार्केट,
सेक्टर १९, बाशी, नवी मुंबई
रजि. नं. ...10.8९..... दिनांक
हस्त ...Narendra...kumar Mourya...

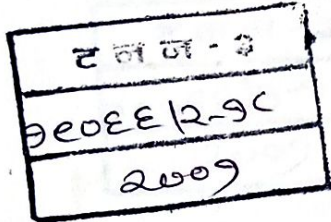
स्टॅम्प वेडर
श्री. सुनिल गिते

AGREEMENT FOR SALE
BETWEEN
M/S. CRYSTAL CONSTRUCTION
AND
MR. NARENDRA KUMAR MAURYA


1000Rs.



29 OCT 2001



फोन न. ७८९ ८५६६
युद्धांक विक्री :- ब्राइट झेरॉक्स आणि टायपिंग सेंटर
२२३, सेन्ट्रल फॉसीलीटी बिल्डिंग फ्रुट मार्केट,
सेक्टर १९, वाशी नवी मुंबई
रजि. नं. १०.८९..... दिनांक
हस्तो Narendra Kumar Maurya


स्टॅम्प वेंडर
श्री. सुनिल गिते

AGREEMENT FOR SALE
BETWEEN
M/S. CRYSTAL CONSTRUCTION
AND
MR. NARENDRA KUMAR MAURYA



29 OCT 2001

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फोन नं. ७२९ ८५८८
 युनिक बिज्जी :- ब्राइट झेरॉक्स आणि टायपिंग सेंटर
 २२३, सेन्दूल फॉसीलीटी बिल्डींग, झुलुवा
 सेक्टर - १९, वाशी, नवी मुंबई
 रजि. नं.१०९०.... दिनांक
 हस्त ..Narendra kumar Maurya

श्री. सुनिल गिते

AGREEMENT FOR SALE

AGREEMENT FOR SALE
 BETWEEN
 M/S. CRYSTAL CONSTRUCTION
 AND
 MR. NARENDRA KUMAR MAURYA

100Rs.



29 OCT 2001

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फोन नं. ७८९ ८५८८
 गुद्रांक विक्री :- बाईट प्रिंटिंग आणि टायपिंग सेंटर
 २२३, सेन्ट्रल फॉसीलीटी बिल्डींग, फ्रुट मार्केट
 सेक्टर १९, वाराही, नवी मुंबई
 रजि. नं.१०११..... दिनांक
 हस्त *Narendra Kumar Maurya*

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 स्टॅम्प वेंडर
 श्री. सुनिल गिठे

AGREEMENT FOR SALE

BETWEEN
 M/S. CRYSTAL CONSTRUCTION

AND
 MR. NARENDRA KUMAR MAURYA

100Rs.



29 OCT 2001

फोन नं. ७८९ ८५८८
 गुद्रांक विक्री :- ब्राइट झेरॉक्स आणि टायपिंग सेंटर
 २२३, सेन्ट्रल फॉसीलीटी बिल्डिंग, फ्रंट मार्केट
 सेक्टर १९, वाशी, नवी मुंबई
 रजि. नं. ...1197... दिनांक
 हस्त ...Narendra...Kumar Maurya...

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स्टॅम्प चेंबर
 श्री. सुनिल गिरे

AGREEMENT FOR SALE

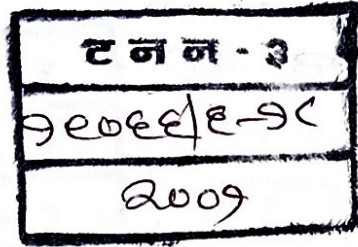
BETWEEN
 M/S. CRYSTAL CONSTRUCTION

AND
 MR. NARENDRA KUMAR MAURYA



29 OCT 2001

फोन नं. ७६९ ८५६६
 गुद्रांक विक्री :- बाईट इरोक्स आणि टायपिंग सेंटर
 २२३, सेन्ट्रल फॉसीलीटी बिल्डींग, फ्रूट मार्केट,
 सेक्टर १९, वाशी, नवी मुंबई
 रजि. नं.1093.... दिनांक
 हस्ते ..Narendra Kumar Maurya

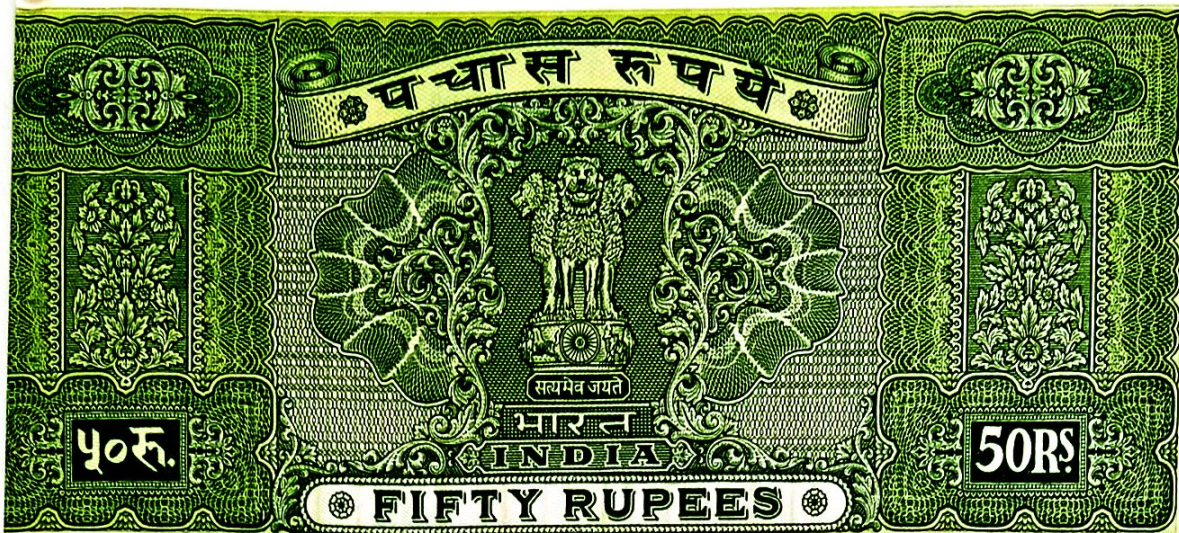


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 स्टॅम्प वेंडर
 श्री. सुनिल गिरे

AGREEMENT FOR SALE

BETWEEN
 M/S. CRYSTAL CONSTRUCTION

AND
 MR. NARENDRA KUMAR MAURYA



राणे स्टॅम्प वेन्डर

शॉप नं. २९, तळमजला, प्रभात सेंटर, सि.वी.डी., नवी मुंबई.

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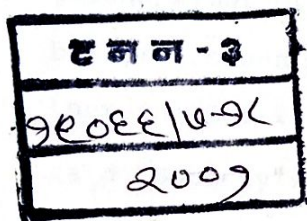
दिनांक. 29 OCT 2001

नांव....Narendrakumar....Maurya

रा.....mumbai'..... हस्ते.....

यांना रु.....50/- चा व्यायिकेतर मुद्रांक विकला.


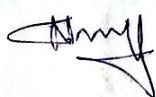
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मुद्रांक विक्रेती



" AGREEMENT FOR SALE "

THIS AGREEMENT is made at Navi Mumbai, on this 29th Oct. 2001, BETWEEN M/s. CRYSTAL CONSTRUCTION a registered Partnership Firm carrying on business at Navi Mumbai, hereinafter referred to as "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its partners for the time being their respective, heirs, executors and assigns and their heirs, executors, administrators & assigns) of the ONE PART AND Mr. NARENDRA KUMAR MAURYA adults, Indian Inhabitant of Mumbai hereinafter referred to as the "TRANSFeree" (which expression shall unless be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors and assigns and their heirs, executors, administrators and assigns) of the OTHER PART.

.....2/-

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WHEREAS by an Agreement for sale dated 26th June 1987 executed between SHUBH RAJANI CO.OP.HSG. SOCIETY and the Transferors herein, the transferees have purchased a Plot of land bearing Plot No. C - 9, situated Sec. 3, admeasuring 634.306M² situated at Airoli, Dist. Thane, and more particularly described in the schedule annexed hereto as Annexure "A" for valuable consideration as mentioned therein.

WHEREAS the Transferors are legally, lawfully and solely seized and possessed and occupied of or otherwise well and sufficiently entitled to Flat No. 4B on ground floor of measuring area 250 Sq.Ft. approx. of the building known as "SHUBH RAJANI CO.OP.HSG. SOCIETY LTD. (hereinafter for the sake of brevity referred to as the said "Society") situated at Sector -3, Plot No. C 9, Airoli, Navi Mumbai.

AND WHEREAS the Transferors are the tenant & member of the aforesaid "SHUBH RAJANI CO.OP.HSG. SOC. LTD, a Society registered in accordance with provisions of Maharashtra Co.Op. Societies Act, bearing Reg. TNA/HSG (TC) 1951 of 86-87 in respect of the said Flat No. 4-B Area 250 Sq.Ft. The flat is subject of provision of Maharashtra flat Ownersnip Act 1963.

AND WHEREAS the Transferors are duly shown in the records of the said society as the tenant member of the said premises and own five shares of Rs. 50/- each other said premises and WHEREAS pursuant to request of the Transferees, the Transferors have agreed with the Transferees to transfer assign, convey and sell absolutely and forever aforesaid five shares together with

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right, title and interest in the said Flat No. 4-B to the Transferees upon the terms and conditions mentioned. hereinafter.

NOW THIS AGREEMENT BY AND BETWEEN THE PARTIES HERETO WITNESSETH AS FOLLOWS :

1. The Party of the First Part, the Transferors both hereby agreed to sell, transfer and assign to the party of the Secind part (Transferees) and the Party of the Second Part, the Transferees, do hereby agree to acquire from the party of the First Part, the Transferors aforesaid five shares together with all rights, interest and title, in the said Flat No. 4-B on the ground floor of the said building known as SHUBH RAJANI CO.OP.HSG. SOC. LTD at or for the consideration amounting to Rs. 3,00,000/- (Rupees : Three Lacs only) excluding the share money (for five shares bearing No. to of the said Society standing to the credit of the party of the First Part "Transferors" with the society, but exclusive of transfer charges, deposit for M.S.E.B. and Wate connection etc.

The Consideration of Rs. 3,00,000/- (Rupees: Three Lacs only) as paid by the Transferees to the Transferors.

3. The Party of the first part, the Transferors declare and state that all payments due and payable by them in respect of the said Flat No. 4-B by way of consideration towards the Municipal Taxes, water charges, Rent and other charges levies are being collected by the said Society, till the date here of and now nothing is

(u)

[Signature]

....4/-

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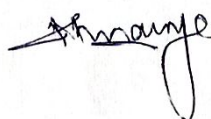
is due and payable by the Transferors to Society or any other authority in respect of the said Flat No. 4 -B.

3. The party of the First Part, the transferors hereby state at all outgoing in respect of the above flat including water charges and other charges and expense whatsoever due and payable up to date of putting up party of the Second Part, the Transferees in possession of the said flat would be duly paid by them and from the date of receipt of possession, the transfer will be liable to pay the same.

4. The Party of the First, the Transferors hereby undertake that for the effectual transfer of the said flat and the said shares of the society to the name of the party of the Second Part, the Transferors will sign and executed all the documents papers and writings and/or shall cause to be signed and executed by the concerned, so that the name of the Transferees is recorded in the records of the SHUBH RAJANI CO.OP.HSG.SOC., LTD. and other authorities.

5. The Party of the First Part transferors hereby declare that the said Flat No. 4 B on the ground floor of the building known as SHUBH RAJANI CO.O:HSG. SOC. LTD. hereby agreed to be sold is free from all charges, claims, mortgages debts, iens and whatsoever and they have absolute rights, to transfer the said property and on the basis of the said assurance the said property and on the ~~base~~ basis of the assurance the Transferees have agreed to acquire the said Flat No. 4 B and shares from the Transferors.






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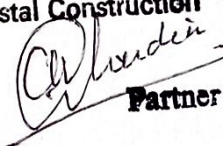
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The Transferor both hereby indemnify and keep indemnified the Transferees, their nominess against all demands, claims, objections etc. if any received or arisen by any person or persons for Transfer of the said Flat 4B B alongwith aforesaid five shares.

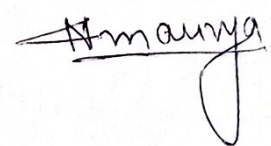
6. The Transferors further agree that they will obtain necessary NO OBJECTION CERTIFICATE from said Society for Transfer of the said Flat No. 4 - B and said shares from the name of the transferors to the name of the Transferees.

7. IN WITNESS WHEREOF THE PARTIES hereto have put their respective seals and signatures to this writing the day and the year first appearing hereinabove.


SIGNED SEALED AND DELIVERED BY
THE WITHINAMMED PARTY OF THE FIRST
MR. NARANBHAI RANABHAI GHADHA
Part of the First Part, the
"TRANSFERORS" M/S. CRYSTAL
CONSTRUCTIONS, in the presence of .
1. 

For Crystal Construction

Partner

SIGNED SEALED AND DELIVERED BY
the Withinamed Party of the
SECODN PART, the Transferees
MR. NARENDRA KUMAR MAURYA
in the presence of



WITNESSES :

- 1. 
- 2.
- 2.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: NIRMAL 2nd Floor,
Nariman Point, Bombay-400 021 * TELEGRAM: CIDCO
PHONES : 2022481-2022420-2022509-2022578

Head Office: CIUCO BHAVAN
Relapur, New Bombay-400 814.
PHONES : 671015-671241, 2, 3, 4
671066, 671068
TELEX : 77110 (CIDCO)

No. BP(N)A/3/C-9/347

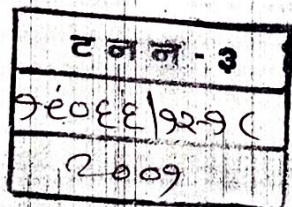
DATE: 11/9/89

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building on plot no. C-9, sector-3, Airoli in New Bombay completed under the supervision of C.M. Samant, Architect has been inspected on 02.12.88 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 04.05.87 and that the development is fit for the use for which it has been carried out.


(S.M. ANAGAL)

Addl. Town Planning Officer (North)



05000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Head Office: NIRMAL, 2nd Floor,
National Centre, Bombay-400 027 • GRAM: 11.311
PHONE: 20.441-20224, 20.2221-20222

Head Office: CIDCO BHAVAN
Belapur, New Bombay-400 015
PHONE: 922-68125, 68124
TELE: 2118-1100

No.BP/A/3/C-9/845

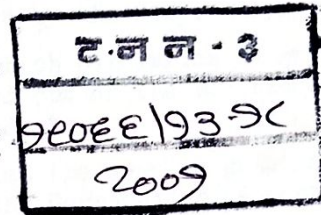
To
M/s. Shubh Rajani Co-operative
Housing Society,
C-6/4/0:2, Sector 6,
C.B.D. Colony,
New Bombay.

-4 MAY 1987

Sir,

Sub : Development permission on plot No.C-9
sector 3 Airoli.

Ref : Your architects letter dtd. 17.3.1987



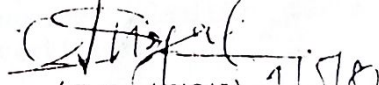
Please refer to your application for development permission on
plot No.C-9, sector 3 Airoli.

The development permission is hereby granted to proposed Residential
Building (Ground + II) on the plot mentioned above.

The Commencement Certificate as required under section 45 of the
Maharashtra Regional & Town Planning Act 1966 is also enclosed
herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply
shall be separately obtained by the applicant from the Divisional
Engineer, CIDCO Airoli, prior to the commencement of the construction
work.

Yours faithfully,


(S.M. ANAGAL) 17/5/87

ADDL. TOWN PLANNING OFFICER (N)

Encl: 1. Commencement Certificate.
2. Set of approved plans.

cc to : M/s. Archicon, Architects
14, Samhita Factory Lane,
BORIVALI (W), Bombay- 92.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

No. BP/A/3/C-9/ 845

Date: -4 MAY 198

COMMENCEMENT CERTIFICATE

:-:00:-

Permission is hereby granted under section 45 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXVII of 1966) to

M/s. Shubh Rajani Co-operative Housing Society on Plot

Plot No. C-9 Sector No. 3 at Airoli

New Bombay as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building. (Ground + II)

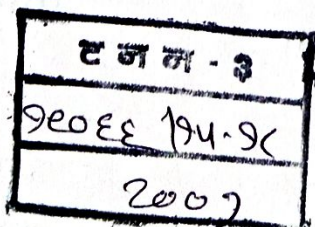
- 1) This certificate is liable to be revoked by the Corporation if:-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant or any other person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
- 2) The applicant shall :-
 - a) Give notice to the Corporation on completion upto the plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Corporation.
 - d) Permit authorised officers of the Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building Control Regulations and conditions of the certificate.
- 3) The structural design, building materials, plumbing services, fire protection, electrical installation, etc. shall be in accordance with the provisions (except for the provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standards Institution.
- 4) The certificate shall remain valid for a period of 1 year from the date of its issue.
- 5) The conditions of this certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plan shall be exhibited on site.

(P.T.O.)

- 6A) The plot boundaries shall be physically demarcated immediately and intimation be given to this section before completion of plinth work.
- 7) The amount of Rs. 7150/- deposited with CIDCO as Security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other Building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Corporation.
- 8) You shall provide overhead water tank on buildings as per the Bombay Municipal Corporation Standards.
- 9) You should approach Executive Engineer, MSEB for the power requirements, location of transformer if any, etc.
- 10) For all buildings of non residential occupancies and residential buildings with more than 16 M. height following additional conditions shall apply :-
- The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - Exit from lift lobby shall be through a self closing smoke stop door.
 - There shall be no other machinery in the lift machinery room.
 - For centrally air conditioned buildings area of external operable windows on a floor shall be minimum 2% of floor area.
 - One of the lifts (fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lifts shall not be designed in the staircase well.
 - Electrical cables etc. shall in separate ducts.
 - Alternate source of electric supply or a diesel generator set shall be arranged.
 - Hazardous material shall not be stored.
 - Refuse dumps or storage places shall not be permitted in the staircase wells.
 - Fire fighting appliances shall be distributed over the building.
 - For buildings upto 24 M. height capacity of under ground storage tank and overhead storage tank shall be 50,000 Ltrs. and 10,000 Litres respectively. Wet risers shall be provided. Pump capacity shall be 1000 Ltrs./Min. and 250 Ltrs./Min. respectively. For buildings with height above 24 mtrs. the figures shall be 75,000 Litres and 20,000 Litres and the Pump capacity of 1350 Ltrs. per minute and 450 Litres respectively.

[Signature]
Addl. Town Planning Officer (N)

sas/86





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महाराष्ट्र शासन

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२००७

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) प्रमाणपत्राची (टी.सी.) १०५७ १९८६-८७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
~~मुंबई~~ राजी को-ऑपरेटिव्ह हासिंग सोसायटी लि. येथील ही संस्था महाराष्ट्र
सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा
महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी
क्रमांक टी.एन.अ. (टी.एन.अ.)/अ.व.अ.स.जी./टि.सी./१०५७/१९८६-८७
दिनांक ९.१२.१९८७ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र
सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)
अन्वये संस्थेचे वर्गीकरण ~~उच्च श्रेणीची संस्था~~ असून
उप-वर्गीकरण ~~उच्च श्रेणीची संस्था~~ असे आहे.



सही

हद्द
सहकारी संस्था, ठाणे तालुका, ठाणे.

स्थळ : ठाणे

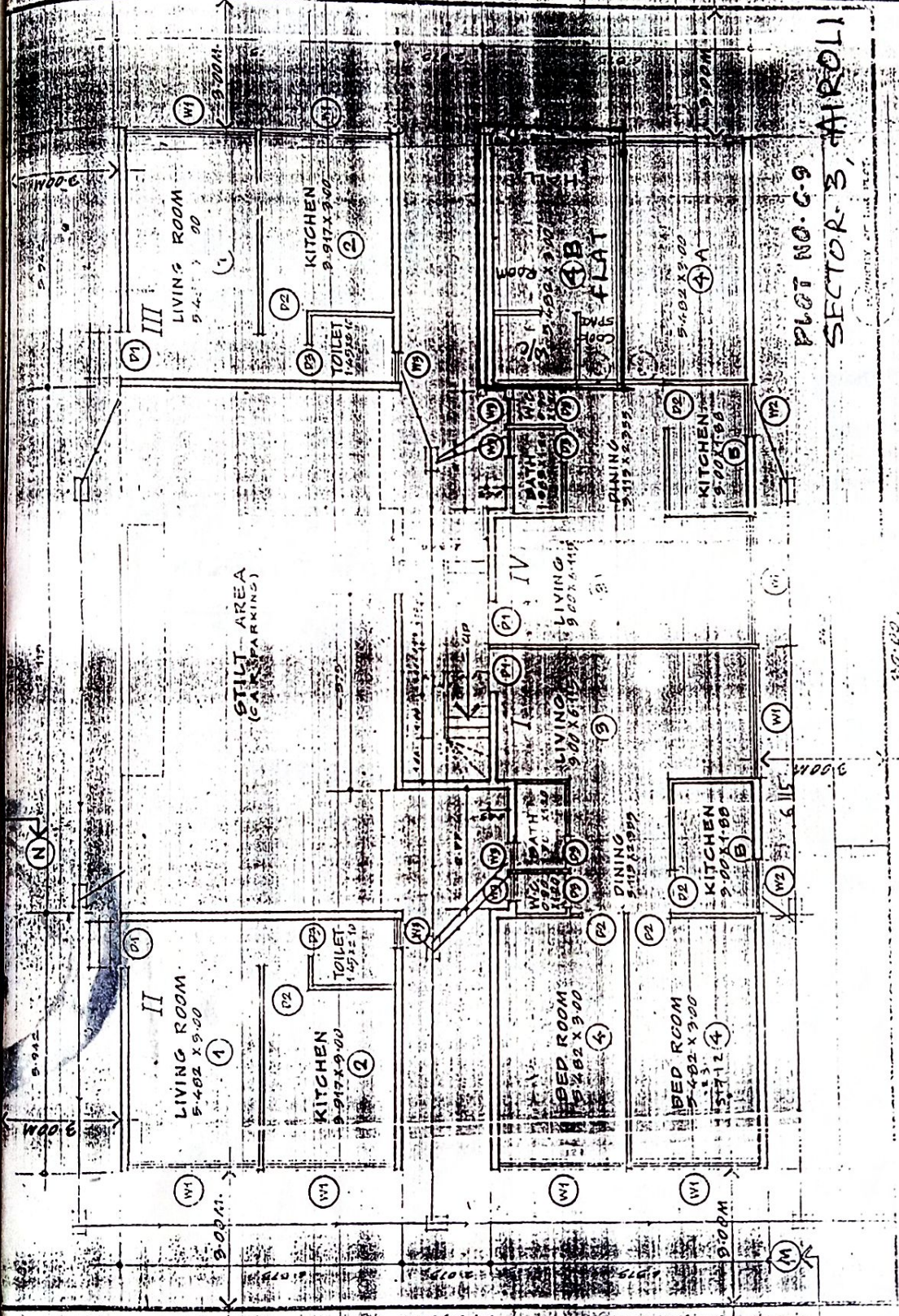
दिनांक : ९.१२.१९८७

हमज - २
 २००६३३००
 २००६

19.00M WIDE ROAD
 21.292M

SECTOR 3, AIROLI
 PLOT NO. C-9

GROUND FLOOR PLAN



ROAD

5.00M

19.00M WIDE ROAD
 21.292M

अनुक्रम नंबर १९०६६

सन २००९ जे. ऑक्टोबर

चे २९ तारखेस १२५९

चे दरम्यान ठाणे ३

दुय्यम निबंधक यांचे कचेरीत
आणुन दिला.

~~Amamya~~ ::

दुय्यम निबंधक, ठाणे क्र. ३

वि. घेणार

फी घेतली

नोंदणी फी रु. ३००० |

फोटो फी (१०) रु. १०० |

यादी फी रु. २१ |

टपाल फी रु. ३१ |

एकूण रु. ३१२० |

दुय्यम निबंधक, ठाणे क्र. ३

७) मे. कॅरंट्य कॅरंट्य कॅरंट्य नफे -
भागीदार: श्री. नारणभाई आर. घाडिये।
सजान. घंदा - ट्यापार
श. नवी मुंबई

वि. घेणार

ट न न - ३
१९०६६/१८-१८
२००९

२) श्री. नरेंद्र कुमार मोर्घे
सजान. घंदा - नोकरी
श. मुंबई

~~वसंत निवृत्ती खडे~~
~~नोकरी श. व. श्री~~

दस्तावेज करून देणार

तथाकथीत वसंत खडे
दस्तावेज करून दिल्याचे
कबुल करतात.

असे निवेदन करीत आहेत की ते
दस्तावेज करून देणा-या उपर निर्दिष्ट
इसमास व्यक्तीश: ओळखतात व
त्याची ओळख पटवितात

दिनांक २९/१० / २००९.

३) ~~Amamya~~

दुय्यम निबंधक, ठाणे क्र. ३

२) ~~Amamya~~

दुय्यम निबंधक, ठाणे क्र. ३
१९०६६

दुय्यम निबंधक

२९ नो. १० २००९