

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT PREMISES bearing Flat No. 102, admeasuring 745 Sq. Feet. i. e. 69.24 Sq. Mtrs. (Built-up) area on 1st Floor, in the A - Wing, of the Building No. 3, in the "Jai Vighnagar Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 85/5, Village - Kharegaon, lying, being and situated at Near Bhavika Vidyalaya Pakhadi Road, Kharegaon, Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEROR"
MR. SHIVARAM LAXMAN GOSAVI
in presence of

Shivaram Gosavi

1) *Gosavi*

2) *Gundooji*

SIGNED SEALED AND DELIVERED
by the withinnamed "TRANSFEREES"

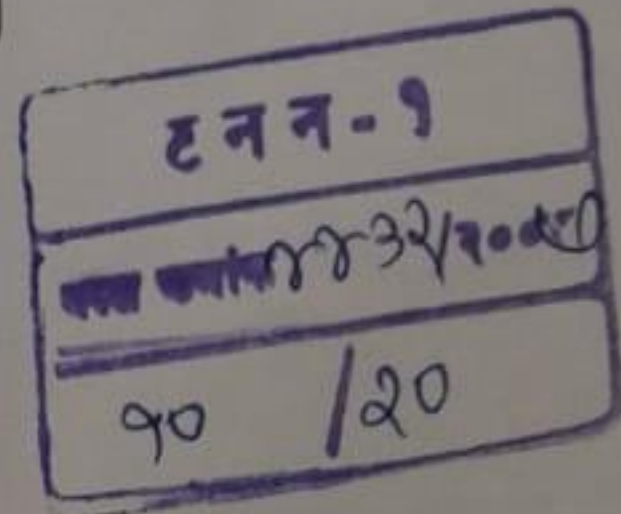
1) **MR. PRAVEEN B. SHETTY**
2) **MRS. KALPANA PRAVEEN SHETTY**
in the presence of

Praveen Shetty

Kalpana Shetty

1) *Gosavi*

2) *Gundooji*



No 155199

गणेश भगत सहकारी बँक लि.
शेखावट बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शुद्ध / Br. दिनांक / Date 17/08/07



शुद्ध शुल्क / Stamp Duty ₹.Rs. 30,100
सेवा शुल्क / Service Charges ₹.Rs. 100
दस्तावेज / Total No. of Documents 1



शुद्ध / Amount in Words Ten Only
पता / Address Flat No- A/3-102,
Soyvi Ghoshkar Society,
Jambhulkar Road, Thane
शुद्ध शुल्क / Stamp Duty ₹.Rs. 30,100
शुद्ध शुल्क / Stamp Duty ₹.Rs. 30,100
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शुद्ध शुल्क / Stamp Duty ₹.Rs. 30,100

Revenue Village	:	Kharegaon
Flat No.	:	102,
Area	:	745 Sq. ft. (Built-up)
No. of Floor of Bldg.	:	G + 4
Consideration	:	Rs. 9,50,000/-
Market Value	:	Rs. 9,34,800/-
Stamp Duty	:	Rs. 30,100/-

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 17 day of August, 2007

BETWEEN

MR. SHIVARAM LAXMAN GOSAVI, age 59 years, Indian Inhabitant, having address at Chandralok Society, C/44, Near Jain Mandir, Manjalkur Baroda, Gujrat State, hereinafter referred to as "THE TRANSFEROR" which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns

THE PARTY OF THE FIRST PART.

Signature of Mr. Shivaram Laxman Gosavi
ह न न - 9

Authorised Signatory
For Thane Bharat Sahakari Bank Ltd

RE. Thirty thousand one hundred only
Thane Bharat Sahakari Bank Ltd
Main Branch, Naupada, Thane.

शुद्ध 60429
शुद्ध 162206

Special Adhesive
AUG 17 2007

D-5/STP(V)/C R. 1005/1104/1905-0

INDIA
STAMP DUTY
MAHARASHTRA
00301001-PB5151

शुद्ध / Cash
अधिकारवाची सती
Authorised signatory
शुद्ध केवलें दस्तावेज पेशास येताना ही पत्राची आपणें
जाणवता. / This counterfoil has to be presented

AND

1) MR. PRAVEEN B. SHETTY, age 31 years, having Pan No. AUWPS9792F, and 2) MRS. KALPANA PRAVEEN SHETTY, age 29 years, both Indian Inhabitants, having address at Jai Vighnagar Co-op. Hsg. So. Ltd., Flat No. A/3-102, 1st Floor, Near Bhavika Vidyalaya Pakhadi Road, Kharegaon, Kalwa, Thane - 400605, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 31st day of August, 1998 (Registered with the Sub-Registrar of Thane at Doc. No. 1730/98 dated 31/08/1998) executed between M/s. Bhavika Developers, having office at 2, Vighnagar Apartment, Behind Ram Mali Hospital, Mumbai - Pune Road, Kalwa, Thane and the TRANSFEROR herein, the TRANSFEROR purchased and acquired all rights, title and interest in **Flat No. 102**, admeasuring **745 Sq. Feet. i. e. 69.24 Sq. Mtrs. (Built-up)** area on 1st Floor, in the **A - Wing**, of the **Building No. 3**, in the "**Jai Vighnagar Co-Operative Housing Society Ltd.**", standing on the plot of land bearing **Survey No. 85/5, Village - Kharegaon**, lying, being and situated at **Near Bhavika Vidyalaya Pakhadi Road, Kharegaon, Kalwa, Thane - 400605**, within the limits of **Thane Municipal Corporation** and within the **Registration District and Sub-District of Thane**, which flat hereinafter referred to as the "**SAID PREMISES**"

AND WHEREAS the TRANSFEROR herein has made the entire



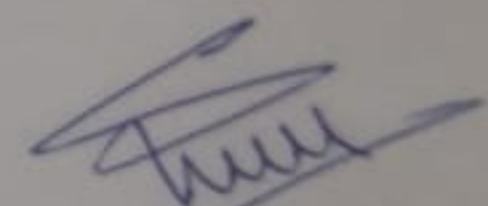
सूची क्र. दोन INDEX NO. II

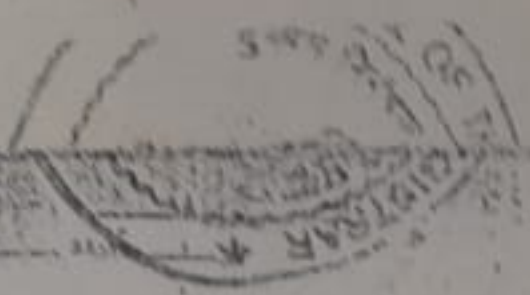
गावाचे नाव : खारेगाव

पेज 53 म

Page 53 m.8

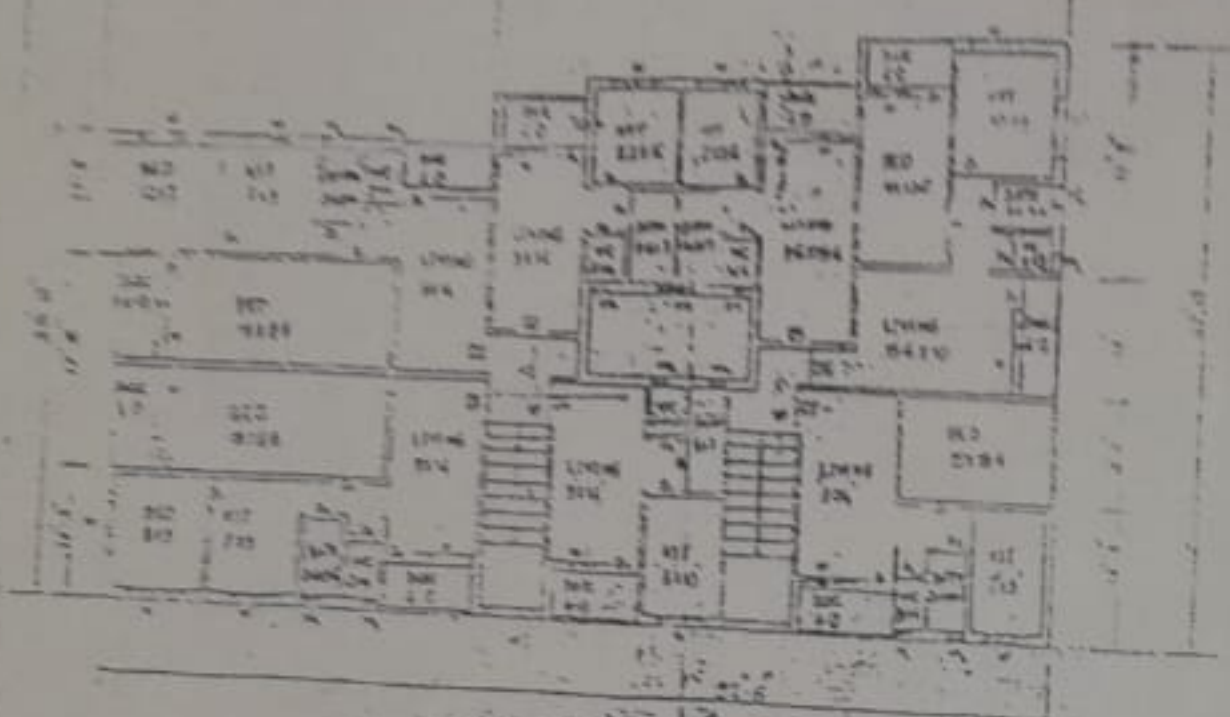
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 950,000.00
वा.भा. रु. 934,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 85/5 वर्णन: सदनिका नं 102, 1 ला मजला, अे विंग, वि नं-3, जय विघ्नहर को ओं ही सो लि खारेगांव पाखाडी रोड कळवा ठाणे.
- (3) क्षेत्रफळ (1) 69.24 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) शिवराम लक्ष्मण गोसावी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: चंद्रलोक सो., जैन मंदीर जवळ बरोडा गुजरात; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रविण बी शेटी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: अे/3-102, जय विघ्नहर सो., खारेगांव कळवा ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) कल्पना प्रविण शेटी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: व प्र: शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 17/08/2007
- (8) नोंदणीचा 17/08/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 4432 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 30100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 9500.00
- (12) शेरा


दुय्यम निबंधक ठाणे

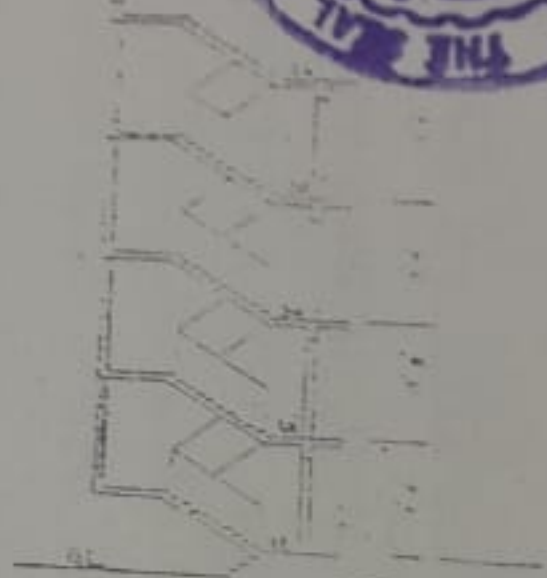


STAMP OF APPROVAL OF PLAN
 TRUE COPY
 S. G. Patil

टन-१
 १६/२०



TOP FLOOR PLAN
 (PART TO FOURTH FLOOR)



SECTION



BUILT UP AREA STATEMENT

GROUND FLOOR	
FIRST FLOOR	172
SECOND FLOOR	172
THIRD FLOOR	172
FOURTH FLOOR	172
TOTAL AREA / BUILDING (GR + UP)	688
GALLERY AREA / FACED	172
GALLERY REIN BUILDING	172
TOTAL	1032

DESCRIPTION OF PROPERTY & PRESENT
 PROPOSED BUILDING ON PLOT BEARING
 G.NO 85 H.NO 5, AT KHARASAGUN, KALVA
 TALUKA AND DIST. THANA FOR SMT.
 VITHAENI DHRUKANATH PATIL & OTHERS.

NAME & SIGNATURE OF OWNER

NOTES
 BOUNDARY LINE SHOWN IN RED COLOUR
 DRAINAGE LINE SHOWN IN YELLOW COLOUR
 PROPOSED CONSTRUCTION SHOWN IN PINK
 EXISTING WALLS IN STR. & INTERIOR WALLS STR.
 ARCHITECT
 V. G. PATIL



दस्तावेज क्र. : 4351222
4351222

ठाणे महानगरपालिका

महापालिका भवन, डॉ. अंबेडकर रोड, चंद्रमवाडी, वाजपय्याडी, ठाणे-४००६०२.

THE MUNICIPAL CORPORATION OF THE CITY OF THANE.

संदर्भ क्र. / अ. प. पा. /

Ref. / T. M. C. / P. S. D. / 652 - 4 P. 54104

दिनांक : / / 1998
Date 7 / 6 / 1998

To,
Vs. Ashok K. V. Kulkarni & Co.,
Architects,
Gangotri, 1st floor,
Near Aashu and Theatre,
Kandivli, Thane.

टनन-१
350/196-29
२०००

SUB: Occupation Certificate for building type A (pt) and type B on plot No. 8515 H. No. 1 (pt) at village Kalwa, Bombay-Poona road, Kalwa, Thane, for Shri. Chapekar Brothers

REF: Your application dated 19/5/98

Dear Sir,

With reference to above I have to inform you that, there is no objection to your client occupying the premises shown by you in the completion plan submitted to this office by you, after obtaining water connection and subject to following condition which shall be complied within 6 months from the date of receipt hereof.

Condition: - Nil



Yours faithfully,

City Engineer,
Thane Municipal Corporation, Thane.

- Copy to 1. Tax Department zone D for necessary action.
- 2. Executive Engineer, water Dept. for action.
- 3. Owner for information.



TRUE copy

(Signature)

JOSHI
JDP ARCHITECTS & ASSOCIATES
ARCHITECTS • INTERIOR DESIGNERS
SHOP No. 1, WHITE HOUSE, BOMBAY PUNE ROAD,
KALWA, THANE-400 525

टनन-१
१४ / २०

JAI VIGHNAHAR CO-OP. HOUSING SOC. LTD

(Registered Under the Maharashtra Co-Operative Societies Act. 1960)

Near Bhavika Vidyalaya, Kharigaon, Kalwa. THANE-400605.

Registration No. TNA / (TNA) / HSG / TC / 10582 / 1999

Serial No. 03

Authorised Share Capital Rs. 2,00,000/- Divided into 4000 Shares each of Rs. 50/- only
Members Registration No. 03

This is to Certify that Shri/Smt:

Shivram Laxman Gosavi

of Kharigaon is the Registered Holder of Five Shares from No. 11

to 15 of Rs. 50/- each (Rs. Fifty each) in

Jai Vighnahaar Co-op. Housing Society Ltd subject to
the Bye-laws of the said Society and that upon such Shares the sum of Rs. 250/-
(Rupees Two Hundred Fifty only) has been paid.

GIVEN under the Common Seal of the said Society at Kharigaon
this 2nd Date of October, 2000.



S.J. Mayekar
Chairman

