

500

1414/11

\* \* \* \* \*  
**A G R E E M E N T**  
 \* \* \* \* \*



**RAMAVTAR H AGARWAL & MOHINI R AGARWAL**  
 SH - 13 JAY TIRUPATI CHS LTD NR SUDAMA TOWER  
 PRAKASH MARKET ROAD BHAINDAR WEST THANE  
 401101  
 Mobile : 93\*\*\*\*\*87  
 Email : rama\*\*\*\*\*al@gmail.com  
 PAN  
 GST

**BILL OF SUPPLY**  
**COMMERCIAL**

*रंगनाथ*

Electric **2180**  
 Smiles Points Earned



Scan QR code for  
 quick payment

**BILL DATE**  
**18-Sep-2023**

**TARIFF**  
**LT II (A)**

**BILL DISTRIBUTION NO**  
**Mira Bhaindar/Bhaindar**  
**West/01/113/010/010/001**

**METER STATUS**  
**Active**

**CONNECTION DATE**  
**19-03-2013**

**BILLING STATUS**  
**Regular**

**CYCLE NUMBER**  
**01**

**SANCTIONED LOAD (KW)**  
**1.40**

**PRESENT READING DATE**  
**15-Sep-2023**

**TYPE OF SUPPLY**  
**SINGLE PHASE**

**BILL NUMBER**  
**101564874160**

**PREVIOUS READING DATE**  
**17-Aug-2023**



**CA NO:151772185**

**₹1790.00**

**Due Date: 09-Oct-2023**

The due date refers to only current bill amount,  
 previous balance is payable immediately

**Bill Month**  
**Sep-23**  
 Bill Period: 18-Aug-2023 - 15-Sep-2023

**Units Consumed**  
**124**  
 Previous Units : 140

**Current Month Bill**  
**₹1819.99**

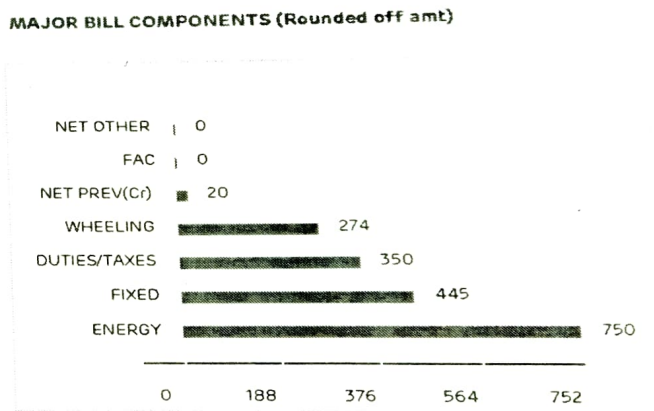
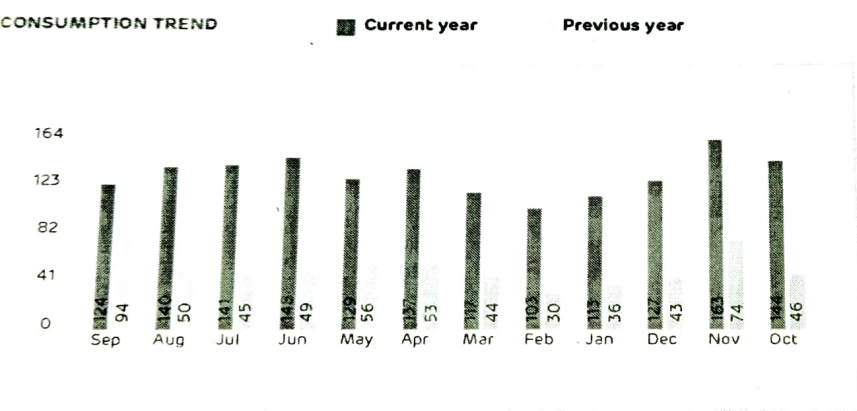
**Previous Outstanding**  
**₹20.98 Cr**

- Round sum payable by discount date **25-Sep-2023** Amt **₹1780.00** Discount **₹14.69**
- Round sum payable after due date **09-Oct-2023** Amt **₹1820.00** DPC **₹22.75**

Scan code to pay your bill via (use any UPI app)  
**UPI BBPS NACH**

**Nearest Collection Centre (Cash/Cheque)**  
 Adani Electricity, Jagannath Dham, Vinayak Lane, Station Road,  
 Bhayander West, Thane District, Mumbai - 401101

*Rangnath* **RANGNATH SHANBHAG**  
 Division Head  
 (Mira Bhaindar Division)



**METER DETAILS**

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
60299	11044.00	10920.00	1	124

Consumption 124

**HELP CENTER**

19122 Toll Free No.(24X7) [www.adanielectricity.com](http://www.adanielectricity.com)

helpdesk.mumbaielectricity@adani.com

Adani electricity, MB Trade Center, Bhayander East, Thane Mumbai-401105

For power interruption complaint or restoration status  
 SMS POWER<9 digit account no.> to 7065313030 from mobile no.  
 Whatsapp POWER <9 digit account no> to 9594519122 from any mobile number

Give us missed call on 1800 532 9998 from your registered mobile no.  
 Portal Related Complaint call us:19122

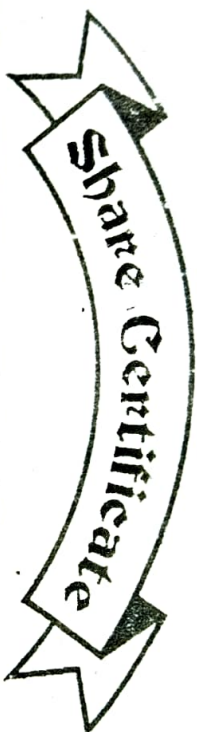
For internal complaint redressal system(ICRS), visit our website:  
[www.adanielectricity.com](http://www.adanielectricity.com)

Join us on:

**IMPORTANT MESSAGE**

Please note that all important communication related to your account are being sent on 93\*\*\*\*\*87

Share Certificate No. **34** Member's Regn. No. 34 No. of Shares 5



Shop no 13.

# JAY - TIRUPATI

Co-operative Housing Society Ltd.

TIRUPATI APARTMENT PRAKASH MARKET ROAD, BHAYANDAR (W), DIST. THANE 401101

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

Regn. No. **TNA (TNA)/HSG (TCI)/21283/2009-10** Date **15-10-2009**

This is to certify that Shri/Smt./M/s. Shri Shankarlal K. Ghanchi

is the Registered Holder of 5 fully paid up share

of Rs. FIFTY each numbered from 166 to 170 both inclusive, in

## JAY - TIRUPATI

Co-operative Housing Society Ltd, Bhayandar


subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.



  
Authorised  
M.C. Member

  
Secretary

  
Chairman

\*\*\*\*\*  
\* A G R E E M E N T \*  
\*\*\*\*\*

मिरा भाईंदर महानगरपालिका  
प्रभाग समिती क्र.०२

सौ.चाचासाहेब आंबेडकर भवन, भाईंदर (पश्चिम) ता.जि.ठाणे ४०११०१.

जा.क्र.मनपा.प.का.क्र.०२ १९ २०२३-२०२४

दि. २०/०४/२०२३

वति.

ने. मधु रज. मिश्रा कन्सल्टंट

सी ४-९०४, युनिक हाईटस को. ऑ.हौ.सा.लि.,

पुनन गार्डन, मिरा-भाईंदर रोड,

मिरा रोड (पु.), ठाणे-४०११०७

विषय :- जय तिरूपती को.ऑ.प.हौ.सो., या इमारतीची संरचनात्मक तपासणी करून अहवाल सादर करणे बाबत...

संदर्भ :- आपला दि.१९/०४/२०२३ रोजीचा अर्ज.

उपरोक्त संदर्भिय विषयान्वये आपणांस कळविण्यांत येते की, आपण मिरा-भाईंदर महानगरपालिका प्रभाग समिती क्र.२ कार्यक्षेत्रातील जय तिरूपती को.ऑ.प.हौ.सो., या इमारतीची संरचनात्मक तपासणी करणेकरिता परवानगी मिळावी याकरिता संदर्भिय अर्ज केलेला आहे.

त्या अनुषंगाने आपणांस जय तिरूपती को.ऑ.प.हौ.सो., या इमारतीची संरचनात्मक तपासणी करण्याची परवानगी देण्यांत येत असून तपासणी अंती केलेल्या कार्यवाहीचा अहवाल या कार्यालयात व्हावे असे अर्ज/संकेतरी यांना तात्काळ सादर करण्यांत यावा.



(संजय दोंडे)

सहा. आयुक्त

प्रभाग समिती क्र.२

मिरा-भाईंदर महानगरपालिका



**Annexure-2**  
**PROFORMA 'B'**

Note: To be filled by structural Engineer/ Auditor appointed by owner/ tenants/occupiers

Sub:-		
Name of Consultant - Madhu N. Mishra		
1	Name of Bldg./ Address	"Jay Tirupati C.H.S.E., Prakash Market Road, Bhayandar (W), Thane-401101"
2	CTS No./Ward/ UID	
3	No. of Storey	G+4
4	Year of Construction and age of building	30 Years
5	User Department	Residential cum commercial
6	Date of Inspection by consultant	19/04/2023
7	Date of preparation of Report	22/4/2023
8	Validity Period of report (should be minimum six months)	From date of Inspection 19/09/2023
9	Mode of construction of existing Bldg.	
i	Foundations	Not visible
ii	Floors	RCC
iii	Walls	Brick
iv	Beams	RCC
v	Columns	RCC
vi	Roof	RCC
10	History of Repairs done year-wise-	N.A
	(a) Slab recasting	
	(b) Column jacketing	
i	Structural Repairs	Not yet
ii	Tenantable Repairs	NO
iii	Roof/Waterproofing	Not yet
iv	Plumbing	Not yet
v	Additional/Alterations if any	N.A
11	Condition of --	
i	Internal plaster	Damaged due to leakages in some rooms
ii	External plaster	Cracks are seen at some places
iii	Plumbings	Damaged at some places
iv	Drain lines/chambers	Moderate
12	Observations-	
	a) Doors & windows don't close	NO
	b) Columns & steel exposed	Yes, in major rooms & shops
	c) Settlement uneven flooring gaps between and skirting & floor	Yes, in 4 <sup>th</sup> floor rooms
	d) Foundation settlement	NO
	e) Deflections/sagging	Yes, in beams
	f) Major cracks in column/beams	Yes, in major rooms & shops
	g) Seepage/Leakages	From external wall during monsoon & Leakage from above floor bathroom
	h) Staircase area/Column condition	damaged in some places
	i) Lift walls	N.A



	j) U.G Tank	N.A.	
	k) OHT/Column condition	Moderate	
	l) Parapet at terraces	Moderate	
	m) Chhajjas	Minor	
	n) Common areas	Minor	
	o) Toilet blocks	Moderate	
	p) Terrace/Water proofing	Moderate	
	q) Vegetation	Soil on terrace	
13	<b>Test carried out on structure/ observations</b>	At some places	
		<b>Findings</b>	<b>Range as per IS code</b>
	NDT		
	a) Ultrasonic pulse velocity Test	2-22	Below 3.5 indicates that quality of concrete is in doubtful condition
	b) Rebound Hammer Test	17-6	Less than 20 indicates that strength of concrete is poor
	c) Half Cell Potential Test	296-5	More than 250 implies 50% probability of corrosion
	d) Carbonation Depth Test	90%	should be less than cover (40mm). Higher carbonation
	e) Core Test	24-02	Above 20 indicates that strength of concrete is fair
14	<b>Distress Mapping Plan &amp; photographs with caption below about description of structural member and its location, video shooting.</b>	Drawing is not available	
15	<b>Brief Description of repairs to be done</b>		
	a) Water Proofing	Shed on terrace	
	b) External Plaster	Patch plaster with water proofing paint	
	c) Structural repairs		
	i. Column jacketing	By Micro concreting	
	ii. Slab recasting	NO	
	iii. RCC cover to be replaced	By PMM	
	iv. Beam recasting	NO	
	d) Partial Evacuation during repairs needed	Yes	
	e) Propping	Yes, in damaged flats & shops	
16	<b>Conclusions of Consultants -</b>	<b>Observations</b>	<b>Key reason</b>
i	Whether structure is livable/or whether it is to be evacuated and pulled down	Livable	Major column, beam & ceiling damaged on 4th, 3rd & 2nd floor rooms & shops
ii	Whether structure requires tenantable repairs/Major structural repairs & its time frame	Major structural repair	Major column beam & ceiling damaged on 4th, 3rd & 2nd floor rooms & shops
iii	Whether structure can be allowed to occupy during course of repairs	Yes	Major column, beam & ceiling damaged on 4th, 3rd & 2nd floor rooms & shops
iv	Nature/Methodology of repairs	By PMM, Micro	
v	Whether structure requires immediate propping. If so, its propping plan /methodology given	NO	
vi	Whether other immediate safety measures required- What is specific recommendation?	Repair immediately within a month before monsoon	Major column, beam & ceiling damaged on 4th, 3rd & 2nd floor rooms & shops
vii	Enhancement in life of structure after repairs/frequency of repairs required in extended	N.A.	

	life period		
viii	Projected repair cost	0.00	
ix	Projected reconstruction cost/Sq ft	Nil	
x	Specific remarks, whether building needs to be vacated/demolished/ repairable	Repairable	
xi	Whether structure in extremely critical condition	Yes	Major column beam & ceiling damaged on 4th, 3rd & 2nd floor rooms & shops
17	Critical observation	Major column beam & ceiling damaged on 4th, 3rd & 2nd floor rooms & shops	
		From external wall during monsoon & Leakage from above floor bathroom	
		Wall plaster damaged at many places due to leakages during monsoon	
		Cracks are seen on wall	
18.	Classification of Bldg. -	Category	Auditor's final conclusion
		C2-B	No eviction only major structural repairs

Additional Remarks/ Recommendations, if any. **1. Major repair required for damaged rooms & shops on immediate within a month before monsoon. 2. The structural repair work shall be done under the supervision of RCC consultant / Civil Engineer (B.E. Civil).**

Madhudevi  
Navneet Mishra

Digitally signed by  
Madhudevi Navneet Mishra  
Date: 2022.04.29 11:56:23  
+05'30

Signature  
M/s. Madhu N. Mishra Consultants  
Madhu N. Mishra, B.E (Civil), Reg. No STR /M/159

Classification of Bldg. -	Category
To be evacuated /demolition immediately	C1
To be evacuated and/or partial demolition requiring major structural repairs	C2-A
No eviction only major structural repairs.	C2-B
No eviction needs minor repairs only	C3

AGREEMENT  
FOR  
RE-SALE

Transferor :

SHRI SHANKARLAL KHETAJI GHANCHI

Transferees :

(1). SHRI RAMAVTAR H. AGARWAL

(2). SMT. MOHINI R. AGARWAL

Shop No. : 13

Floor : Ground

Society :

TIRUPATI APT.  
Co-op. Hsg. Soc. Ltd.

Address :

Prakash Market Road,

Bhayandar (W),

Taluka & Dist: Thane.

401 101.





REGISTRATION NUMBER 01 2011

21-02-2011

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1414

दिनांक 21/02/2011

गावाचे नाव भाईदर

दस्तऐवजाचा अनुक्रमांक

टनन7 - 01414 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा

करारनामा

सादर करणाराचे नाव:रामअवतार एच.अग्रवाल - -

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

:-

10960.00

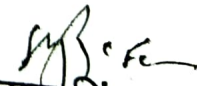
:-

440.00

एकूण रु.

11400.00

आपणास हा दस्त अंदाजे 12:29PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.ठाणे 7

बाजार मुल्य: 1096000 रु. मोबदला: 745000रु.

भरलेले मुद्रांक शुल्क: 65760 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: इंडियन बँक- भाईदर;

डीडी/धनाकर्ष क्रमांक: 448538; रक्कम: 10960 रु.; दिनांक: 17/02/2011



दस्तावेज क्रमांक व वर्ष: 1414/2011

Monday, February 21, 2011

12:16:22 PM

दुय्यम विभागक: शहर दु.वि.हाजे 7

## सूची क्र. दोन INDEX NO. II

नोंदणी 53 म

Flag: 53 m a

गावाचे नाव : भाईदर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या करारनामा  
बाबतीत पट्टाकार आकारणी देतो करारनामा  
की पट्टेदार ते नमूद करावे) मोबदला रू. 745,000.00  
बा.भा. रू. 1,096,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क.: जुना-18/3, नविन-353/3 वर्णन: 1/1-अ-वॉर्ड , दुकान क्र.13, तळमजला, शिळपती अपार्टमेंट को.ऑप.हौ.सोसा.लि., प्रकाश मार्केट रोड, भाईदर प.
- (3) क्षेत्रफळ (1) 20.91 चौ.मि.वि.अप
- (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) शंकरलाल खेतानी घांची - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर प.; तालुका: ठाणे; पिन: -; पॅन नम्बर: AJPPG1580M.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रामभवतार एच.अग्रवाल - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर प.; तालुका: ठाणे; पिन: -; पॅन नम्बर: AEXPA.7793P.  
(2) मोहीनी आर.अग्रवाल - -; घर/फ्लॅट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHMPA.4920A.
- (7) दिनांक करून दिल्याचा 17/02/2011
- (8) नोंदणीचा 21/02/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 1414 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 65760.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 10960.00
- (12) शेर



दस्तावेज प्रकार (Nature of Document)	Agreement
दस्तावेज नोंदणीची तपशील (Registration Details) If Registrable Name of S.R.O.	Registration / Non-Registration
दस्तावेज युनिक नंबर (Franking Unique No.)	7
संपत्तीचे मोडकलप (Property Description)	46192 Shop No 13, Tirupati Apt. BHY(W)
संपत्तीचे मालक (Conveyance Party)	M/S. Coaf R-1-1-Ag
दस्तावेज प्राप्त कर पत्ता (If Through Name Address)	S. K. Ghanchi
संपत्ती मूल्य (Stamp Duty Amt.)	Sixty five thousand seven hundred sixty only / 65760/-

उक्त मुद्रांक फ्रीवॉल अर्थात वापरकर्त्याने ही संपत्ती मालकी करणे / विक्री करणे  
प्रसिद्ध करणे - याची दुरुवारी करणे / विक्री करणे / विक्री करणे

of THE KAROL CO-OP. BANK LTD.  
Finance  
Authorized Signatory

**AGREEMENT FOR RE-SALE**

THE ARTICLES OF THIS AGREEMENT is made &

entered in to at Bhayandar on this 17 day of

FEBRUARY 2011. BETWEEN SHRI SHANKARLAL KHETAJI

GHANCHI Age about 40 Years. adult, Indian

Inhabitant, residing Flat No. 207, Second Floor,

Building Known as ARIHANT APT. at Prakash Market

Road, Bhayandar (W), Taluka & Dist: Thane - 401

"101" hereinafter called and referred to as the

"Transferor" (which expression shall unless it

be repugnant to the context or contrary to the

meaning thereof be deem to mean and include his

legal heirs, executors, administrators and

assigns) of the PARTY OF THE ONE PART.

For THE KAROL CO-OP. BANK LTD.  
Authorized Signatory



INDIA  
STAMP DUTY  
40192  
120487  
Rs. 0065760/- P.S. 64  
FEB 17 2011  
10

X शंका  
✓ RAJ

ट.म.न.-७  
श्री शंकाजी ४९६ १२०११  
१/२२



1 2 1  
A N D

(1). SHRI RAMAVTAR H. AGARWAL Age about 38  
Years. (2). SMT. MOHINI R. AGARWAL Age about 38  
Years. both adult, Indian Inhabitant, residing  
at B/6, Vardhman Nagar CHS. Ltd. Narayan Nagar  
Road, Bhayandar (W), Taluka & Dist: Thane - 401  
101. hereinafter called and referred to as the  
"Transferees" (which expression shall unless it  
be repugnant to the context or contrary to the  
meaning thereof be deemed to mean and include  
their legal heirs, executors, administrators &  
assigns) of the PARTY OF THE OTHER PART.

WHEREAS the Transferor is the member of  
the society known as TIRUPATI APT. CO-OP. HSG.  
SOC. LTD. a society duly registered under the  
Maharashtra Co-operative society Act 1960, under  
the registration No. TNA/(TNA)/HSG/(TC)/ 21283/  
2009-10 Dated: 15-10-2009. at Prakash Market  
Road, Bhayandar (W), Taluka & Dist: Thane- 401  
101. (hereinafter referred to as "SAID  
SOCIETY").

AND WHEREAS the Transferor do hereby  
transfer to Transferees their executors,  
administrators and assigns the fully paid up  
shares of Rs. 50/- each bearing No. \_\_\_\_\_ to  
\_\_\_\_\_ entered in to Share Certificate No. \_\_\_\_\_  
standing in Transferor name this day in the  
books of the said society. (hereinafter referred  
to as "SAID SHARES").

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AND WHEREAS Transferor are the absolute owner and exclusive possession or otherwise well and sufficiently entitled to the Shop premises bearing No. 13, on the Ground floor, society known as TIRUPATI APT. Co-Op. Hsg. Soc. Ltd. at Prakash Market Road, Bhayandar (W), Taluka & Dist: Thane-401 101. (more particularly described in the schedule given hereunder). (hereafter referred to as the SAID Shop).

AND WHEREAS vide an Agreement Dated: 21st day of OCTOBER 1987. Between M/S. TIRUPATI CONSTRUCTION COMPANY. as the Builders/ Vendor of the One Part. AND SHRI SUNILKUMAR NANDLAL HUF. as the Purchaser therein, Party of Other Part. Reg. Document No. TNN-7/ 02497/ 09. Dated: 27-05-09.

AND WHEREAS vide an Agreement Dated: 16th day of APRIL 2009. Between SHRI SUNILKUMAR NANDLAL HUF. as the Vendor therein, Party of One Part. AND Transferor as the Purchaser therein, of the Other Part purchased the said Shop and OWNERSHIP BASIS on payment of the full sale consider therefore hereinabove mentioned and took possession thereof. Reg. Document NO. Tnn7/ 02498/ 2009. Dated: 27-05-2009.

Whereas the present Transferor has agreed to sell and transfer the said Five shares together with the said Shop with clear and marketable title, to the Transferees herein, and the Transferees herein has agreed to acquire the said Shop on Ownership basis.

Hence the parties have hereby mutually agreed upon certain terms, conditions, stipulation and covenants hereinafter contained:

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

1. That the Transferor herein doth hereby assign his right, title and interest under and pursuant to the above referred agreement, in favour of the Transferees herein, for the consideration as hereinafter appering.

2. That the Transferor shall sell and transfer the said residential Shop to the Transferees at or for the lumpsum consideration sum of Rs.7,45,000/- (Rs. Seven Lacs Forty Five Thousand Only) which shall be due and payable by the Transferees to the Transferor on or before the execution of these presents, (The receipt whereof the Transferor doth hereby admit, confirm and acknowledge).

3. That the Transferor shall handover quite, vacant and peaceful possession of the said Shop to the Transferees on payment of Full & Final agreed sale consideration as per these present.

4. The Transferor agrees to handover to the Transferees all original agreements, receipts, writings and papers pertaining to the said Shop and shall get the incidental rights transferred in favour of the Transferees in the records of the Society.

5. The Transferor doth hereby assure, state and declare and covenant :-

a) that, the said Shop premises is free from all types of encumbrances, liabilities and claims/ demands of any nature whatsoever including lis-pendence.

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b) that, the Transferor has not received any notice in respect of the said Shop and the Transferor has not created any charge, loan, mortgage or in any way encumbered or alienated his right, title or interest in respect of the said Shop whereby the Transferor are prevented or prohibited to enter into this agreement.

c) that, after the execution of these presents the Transferees shall be entitled to hold, possess, occupy and enjoy the said Shop without any interruption or interferences from the Transferor herein.

d) that, the Transferor has not entered into any agreement or documents for sale, transfer, lease, mortgage or charge of the said Shop to any other person/persons or any third party.

e) that, in case there are any claim or notice from the stamp authorities or Govt., the Transferor shall solely and severally be liable and responsible to pay the deficiency in stamp-duty and penalty, if any, and shall keep the Transferees duly indemnified in this respect.

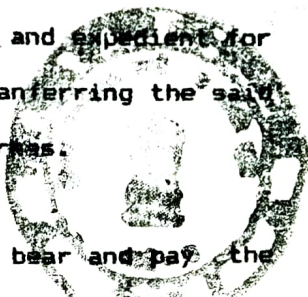
6. On the delivery of the vacant possession of the said Shop the Transferees shall be the absolute owner thereof with all rights of occupation thereto and thereafter the Transferor would have no right, title or interest therein.

...6..

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7. The Transferor further agrees and undertakes to pay all the municipal taxes, electricity charges, rates, water charges etc., and other incidental outgoing charges, levied by the society for the said Shop upto date of handing over actual and physical possession of the said Shop to the Transferees the same shall be paid by the Transferees thereafter.

8. The Transferor further agrees and undertakes to obtain all the necessary sanctions, permissions and no objection from the Society and other relevant persons and to do or cause to be done all such further acts, deeds, matters and things as may be necessary and expedient for absolutely and effectively transferring the said Shop in favour of the Transferees.



9. The Transferees shall bear and pay the charges towards the stamp-duty as per the Bombay Stamp Act, as may be in force and thereafter lodge this agreement before the concerned Sub-Registrar, within the stipulated time limit and the Transferor have agreed to attend and to admit the execution thereof.

10. If the transaction is not completed on account of willfull default on the part of the either the party the other party shall be entitled to require specific performance of this agreement without prejudice to their other rights and remedies available in law.

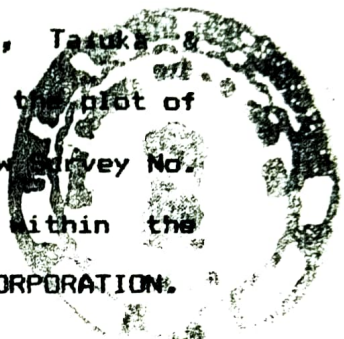
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11. THIS AGREEMENT shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable hereto in.

THE SCHEDULE ABOVE REFERRED TO ;

ALL THAT Shop PREMISES BEARING NO. 13, on the Ground Floor having Built-up area of 225 Sq. fts.= Built-up area 20.91 Sq.Mt. in the Society known as TIRUPATI APT. Co-Op. Hsg. Soc. Ltd. at Prakash Market Road, Bhayandar (W), Taluka of Dist: Thane- 401 101. Constructed on the plot of land bearing Old Survey No. 18/3. New Survey No. 353/3. in the Village of BHAYANDAR. within the Limits of MIRA BHAYANDAR MUNICIPAL CORPORATION.



IN WITNESS WHEREOF THE PARTIES HEREBY have hereto set and subscribed their respective hands and seals the day and year First hereinabove written.

SIGNED SEALED & DELIVERED WITHIN NAMED "Transferor"

SHRI SHANKARLAL K. GHACHI.

)  
) X २१/१२  
)  
)



In the Presence of...

1. *mm*



SIGNED SEALED & DELIVERED  
BY THE WITHINNAMED Transferees

(1). SHRI RAMAVTAR H. AGARWAL.

(2). SMT. MOHINI R. AGARWAL.

In the Presence of...

1. *M*  
2. *[Signature]*

RECEIPT

RECEIVED of and from the withinnamed Transferees (1). SHRI RAMAVTAR H. AGARWAL (2). SMT. MOHINI R. AGARWAL the sum of Rs. 7,45,000/- (Rs. Seven Lacs Forty Five Thousand Only) against the Shop No. 13, on the Ground Floor Society Known as TIRUPATI APT. Co-op. Hous. Soc. Ltd, at Prakash Market Road, Bhayandar (W), Taluka & Dist: Thane- 401 101. being the PART Payment agreed Sale consideration amount as per the Following.

Date	Cheq.No.	Amount	Drawn on
16-02-11	D.D.	345000/-	D. Jansave Sahakarani BANK
8-12-10	787307	200000/-	O.B.C. BANK BHV.
18-12-10	787306	200000/-	— 011 —

*SS*

Total Rs. 7,45,000/-

(Cheque are subject to realisation)

WITNESSES:

1. *[Signature]*

I/WE SAY RECEIVED AS ABOVE

*7 21/12*



*m Aggarwal.*

LETTER OF POSSESSION

I/WE SHRI SHANKARLAL KHETAJI GHANCHI do hereby CONFIRM, ADMIT & ACKNOWLEDGE that I/WE have received the agreed sale consideration & do hereby handover the said Shop premises No. 13 on the Ground Floor in the Society known as TIRUPATI APT. Co-op. Hsg. Soc. Ltd. at Prakash Market Road, Bhayandar (W), Taluka & Dist: Thane- 401 101. to the Transferees (1). SHRI RAMAVTAR H. AGARWAL (2). SMT. MOHINI R. AGARWAL quiet, vacant & peaceful physical possession today. subject to reliasation of the full & final of the agreed sale consideration.

DATED THE 17 DAY OF 02 2011.

WITNESSESS.

1. *mm*



X *श्री/१२*

*2. /*

Transferor.



मिरा - भाईंदर महानगरपालिका

MIRA BHAYANDAR MUNICIPAL CORPORATION

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे - ४०१ १०१

जा. नं. म. न. पा/कर/६३/०८/२००९-१०

दिनांक १५/०८/२००९

पत्ते  
श्री. सुनिलकुमार नंदलाल (एच.यु.एफ.)  
शॉप क्र. १३, तिरुपती अपार्टमेंट,  
मालमत्ता क्रमांक A-०२०००१९८००,  
भाईंदर (पश्चिम)



विषय:- कर आकारणी दाखला मिळणे बाबत.

- संदर्भ:- १) आपला दि.०९/०८/२००९ चा अर्ज.
- २) कर निरीक्षक, भाईंदर (पश्चिम) दि. १३/०८/०९ चा अहवाल.

मिरा भाईंदर महानगरपालिका क्षेत्रात मोजे भाईंदर (पश्चिम) मध्ये शॉप क्र.१३, तिरुपती अपार्टमेंट, मालमत्ता क्रमांक A-०२०००१९८०० मालमत्ता मोजे भाईंदर (पश्चिम) येथे असून त्याचे मालमत्ता क्रमांक A-०२०००१९८०० ला सन १९९८-१९९९ या वर्षी कर देण्याबाबतचे आहे या मालमत्तेची नोंद आमच्या कर आकारणी रजिस्ट्रारमध्ये आहे. सध्या हा दाखला श्री. सुनिलकुमार नंदलाल (एच.यु.एफ.) यांच्या विनायी प्रजापरीक्षण विभागात आहे.

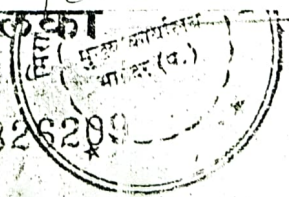
स.नं.-७
कर क्र. २४९ / २००९
१२/२५

कर क्र. २४९ / २००९
मिरा - भाईंदर महानगरपालिका
१५९४ / २००९
१०/२२

मिरा-भाईंदर महानगरपालिका

सर्वसाधारण पावती

पा. नं. ३२६२९९



मु. क्र.

श्री. सुनिलकुमार नंदलाल (एच.यु.एफ.) यांच्याकडून क. दाखला वहाल  
रुपये (अक्षरी रु. ६३६१३५५६.००) मिळाले.

१५/०८/२००९



ग्राम पंचायत भाईंदर (जि. ठाणे)

VILLAGE PANCHAYAT BHAYANDAR

तारीख २५/१२/०७



५३५१०००९

प्रमुख राज. न्यायसेता  
भाईंदर

विषय: बांधकाम परवानगी नृतनिकरणा  
संदर्भ: आपला दि. ३१/१०/०७ अर्ज

महाशय

आपल्या वरिष्ठ संदर्भात अर्जाबुद्धार  
आहे की चंगे जा कु. ५२९/५५-०६  
दिलेले बांधकाम इतसि बांधकाम  
पर्वत मुदतबाद वेगेल को आहे कळवे

आपला  
२५/१२/०७  
मराठे शाखे मराठे शाखे



TRUE COPY

SHRI NARENDRA JETHALAL PATEL  
SPECIAL EXECUTIVE OFFICER  
Mira Bhayandar (W)-401101, Dist.Thane

25 DEC 2007





॥ श्री ॥

# ग्रामपंचायत भाईंदर (जि. ठाणे)

Village Panchayat Bhayander

२५२९  
७५-७८

तारीख १०/११/०५

श्री प्रफुल्ल नरहराम मानेभता  
रा भाईंदर

विषय: स.न. १२ दि. ३ कोरक २ मधील  
मुधारित कोरका मंजुरी मिळवणेबाबत  
संदर्भ: भावडा दि. ११/१२/०५ व साकरी दि. २२  
ह्याचा दि. १२/१२/०५ चा संदर्भ

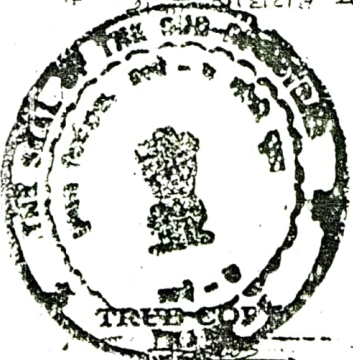


महाराज

यरील संदर्भान अजिंकुमार ककलेश्यांत  
येत आहे की. जगात अदर कोरका मुधारित गांधी  
कोरका मंजुरी स.न. दि. २५/१०/०५ यरील १०/११/०५  
संज्ञा क्र. ६०५५-०६ता २६/११/०५ या नाथकाम करताना  
गतीमध्ये खालील इतर अंतर्भूत करून मंजुरी देत  
येत आहे लक्षात

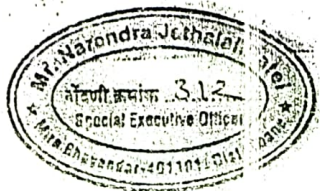
ज्ञान

नाथकाम करताना तपेच्याच्या ताकतही इतर कोरका  
येत आहे बांधणे बांधी



SHRI HENDRA JETHALAI PATEL  
Special Executive Officer  
Mira Bhayander (W)-401101, Dist. Thane

जायलाना  
I/c. सत्यं मानेभता भाईंदर  
११/११/०५





Application from Shri/Smt. Pragnan Narphuram, Thana, Taluka Chaha for grant of N.A. permission.  
 Village: Bhayandar Taluka Chaha for grant of N.A. permission.  
 Tahasildar Taluka Chaha for grant of N.A. permission.  
 Asstt. Director of Town Planning Thana's/Bombay's  
 No. Dev/MISC  
 No. NAP/SR/  
 Dated 20/10/1973

This office order No. NAP/SR/INC/SR/229  
 Collector of Thana's Taluka Chaha No. RB/V/EDP/SR/5/5/70  
 at.

In exercise of the powers vested in him under Section 42 read with Section 44 of the Maharashtra Land Revenue Code, the Sub-Divisional Officer, Thana, is hereby pleased to grant permission to Shri/Smt. Pragnan Narphuram (Occupant) to convert his agricultural land and admeasurements of 715 Sq. Yards out of S.No. 18 H.No. 301, P.E.No. 2, Bhayandar Taluka Chaha for residential purpose only subject to the relevant provisions of the Maharashtra Land Revenue Code and the B.T. & A.L. Act for the following conditions:

That the occupant, will pay from the date of commencement of N.A. a revised assessment at the rate of Rs.50/- per acre and will be entitled to 3/8th concession if the land is used for non-commercial purpose. The occupant shall pay N.A. Assessment of Rs. 515/- which is guaranteed upto 31-7-74. The area and assessment mentioned above shall be liable to alteration in accordance with the survey conducted by the Survey Department.

That the occupant shall construct the building in accordance with approved sanctioned plan attached herewith.

That the occupant shall keep the margin spaces and distance from the road strictly as per approval plan and shall not violate any building regulation prescribed for Thana District.

That the privy shall be innocuous to the neighbour and screened from public view and it shall not be at a distance less than 35 feet from well.

That no cattle shall be kept in a residential area.

That the occupant is prohibited under Section 67 for putting the land to any use other than that for which permission granted.

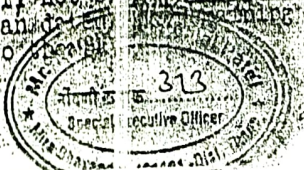
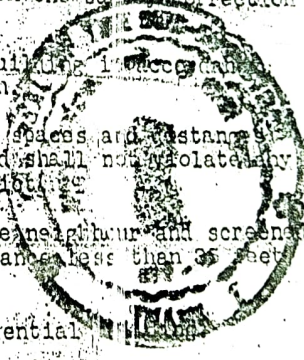
That the occupant shall commence N.A. use of the land/s each within a period of one year from the date of this order failing which unless the said period is extended from time to time the permission granted shall be deemed to have lapsed.

That the occupant shall inform the Tahasildar Collector and Sub-Divisional Officer in writing of the commencement of N.A. use within a period of thirty days from the date of such commencement. In case of default, he shall be liable to pay such fine as the Collector may impose under Section 67 of the Maharashtra Land Revenue Code 1966.

That the built up area of the plot shall not exceed 343 Sq. yards as shown in approved plan and 343 Sq. yards shall be open to the road viz. 343

SHRI NARENDRA JETHAL PATEL  
 SPECIAL EXECUTIVE OFFICER  
 Mira Bhayander (W)-401101, Dist. Thane

25 DEC 2007





2011

ठाणे

92-मौजे [गांव] भाईदर क्रमांक 1 (मिरा भाईदर महानगरपालिका)

1/1-अ) टिका नंबर : 1 रस्ता विभाग - भाईदर स्टेशनचे पश्चिमेकडील स्टेशन पासून भाईदर गावठाणाच्या पश्चिमेक टोव  
Navi Mumbai/Thane

इतर -

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र तक्त्यानुसार जमिनीचा दर

निवासी सदनिका	कार्यालय	दुकाने	श्रीयांगीक
31000.00	41000.00	65500.00	41000.00

20.91	बांधकामाचे वर्गीकरण	1-आर सी सी
वाणिज्य गाळा	उद्ववाहन सुविधा	-
बांधीव	बांधकामाचा दर	Ground to 4th Floor
11 to 20 वर्षे	मजला	

मिळकतीचा प्रति  
मुल्यदर = ( वार्षिक मुल्यदर \* घसा-यानुसार नविन दर ) \* मजला निहाय घट/वाढ

= (65500.00 \* 80 /100 ) \*( 100.00 /100)

= 52400.00

मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर \* मिळकतीचे क्षेत्र

= 52400.00 \* 20.91

= 1095684.00

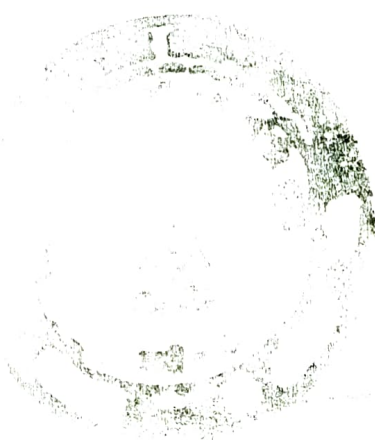
म मुल्य = अंतिम मुल्य दर + तळवराचे मुल्य + पोटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य

= A + B + C + D + E + F + G + H

= 1,095,684.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 1,095,684.00/-

M. Aggarwal.



Signature and official text in Marathi.

दुय्यम निबंधकः

सह दु.नि.ठाणे 7

दस्त गोषवारा भाग-1

दस्ता

दस्ता क्र 1414/2011

1414/2011

क्रमांक :

करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

नाव: रामभवतार एच.अग्रवाल - -  
पत्ता: घर/फ्लॅट नं. -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं. -  
पेट/वसाहत: -  
शहर/गाव: भाईदर प.  
तालुका: ठाणे  
पिन: -  
पॅन नम्बर: AEXPA7793P

लिहून घेणार

वय 38

सही

*RAM.*



नाव: मोहीनी आर.अग्रवाल - -  
पत्ता: घर/फ्लॅट नं: वरिलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं. -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: AHMPA4920A

लिहून घेणार

वय 38

सही

*M. Agrawal.*



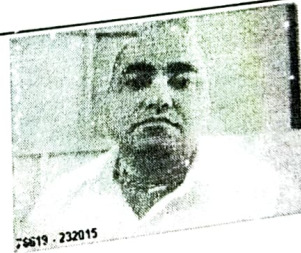
3 नाव: शंकरलाल खेताजी घांची - -  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: भाईदर प.  
तालुका: ठाणे  
पिन: -  
पॅन नम्बर: AJPPG1580M

लिहून घेणार

वय 40

सही

*शंकर*



59

दस्ता क्र. [दिनांक 7-1414 2011] का गोपबारा  
बाजार मूल्य 1096000 मोबदला 745000 भरतेले मुदतक मूल्य 151000

दस्ता हजर केल्याचा दिनांक 21/02/2011 12:16 PM  
निष्ठादनाचा दिनांक 17/02/2011  
दस्ता हजर करणा-याची सही

BSI

दस्ता क्र. 1414/2011 दिनांक 21/02/2011  
दस्ताची वेळ 12:16 PM  
दस्ता हजर करणा-याचे नाव

दस्ता क्र. 1414/2011 दिनांक 21/02/2011  
दस्ताची वेळ 12:16 PM  
दस्ता हजर करणा-याचे नाव

11400 एकूण

दु. निबंधकाची सही सह दु. नि. ठाणे 7

दस्ताचा प्रकार :25) करारनामा  
दस्ता अनुच्छेद प्रकार: करारनामा

- शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/02/2011 12:09 PM
- शिक्का क्र. 2 ची वेळ : (फी) 21/02/2011 12:14 PM
- शिक्का क्र. 3 ची वेळ : (कबुली) 21/02/2011 12:16 PM
- शिक्का क्र. 4 ची वेळ : (ओळख) 21/02/2011 12:16 PM

दस्ता नोंद केल्याचा दिनांक : 21/02/2011 12:16 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, त दस्तऐवज करून देणा-यांना व्यक्तीरा ओळखतात  
व त्यांची ओळख पटवितात.  
1) मानकचन्द मोदी- - , घर/फ्लॅट नं: -

मानकचन्द मोदी



गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: भाईदर प.  
तालुका: ठाणे  
पिन: -

2) आमोद गुप्ता- - , घर/फ्लॅट नं: वरिलप्रमाणे

Amrod Gupta



गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -

दु. निबंधकाची सही  
सह दु. नि. ठाणे 7

पुस्तक क्रमांक.....  
9595 क्रमांकावर नोंदला

प्रमाणित करणेत येते की.....  
दस्तापत्रे एकूण.....

सह. दुय्यम निबंधक ठाणे-9

सह. दुय्यम निबंधक ठाणे क्र. 7  
29 मार्च 2011 रोजी