

THE COSMOS CO-OPERATIVE BANK LTD.  
FRANKING DEPOSIT SLIP  
Customer Copy 570065



Branch **THANE BRANCH** 18.08.06  
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	67600=00
Service Charges	Rs.	1020
Total	Rs.	67610=00

Name & Address of Stamp duty paying party  
GaiKwadi Shantaram Ganpat

Tel. No.: / Mobile No.: 9820899893

Purpose of Transaction  
in cash for Franking Documents

Rs. 67600=00

(For Bank's Use only)

20719

164238

For The Cosmos Co-op. Bank Ltd.

Authorised Signatory

Service Tax Reg. No.  
AAVANT074253ST003

The Cosmos Co-operative  
Bank LTD., Thane  
Branch, Thane  
D-5/6TP(V)/C.R. 1004/05/200  
4/776557

प्रारंभ 64238  
135808  
11:50 AM 18 AUG 2009  
स्पेशल अन्वय  
महाराष्ट्र  
INDIA STAMP DUTY MAHARASHTRA  
रु. 0067600/- PB5157

## AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Thane on this  
18<sup>th</sup> day of August 2009 BETWEEN MR. VIKRAM VISHWAS  
CHAVAN (PAN AGBPC1519P), age 31 yrs., Indian Inhabitant,  
residing at Flat No. 102 / 102A, First floor, Bldg. No. C-6, Vedant Phase III  
Co-Op. Hsg. Soc. Ltd., Vartak Nagar, Pokhran Road No. 1, Thane (W)  
hereinafter referred to as the "TRANSFEROR" (which expression shall  
unless it be repugnant to the context or meaning thereof includes his heirs,  
executors, administrators and assigns ) of the FIRST PART.

INDIA

STAMP DUTY

MAHARASHTRA

Rs. 0067600/- PB5157

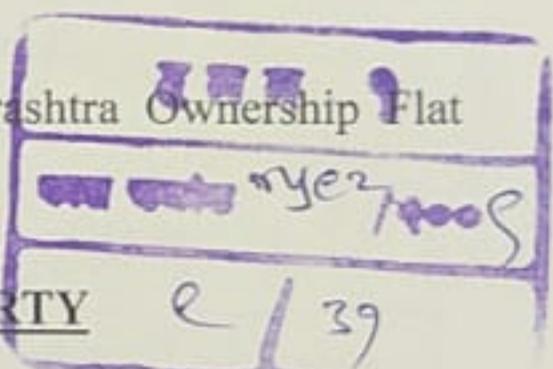
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...6...

possession of the TRANSFEROR and application duly signed by the TRANSFEROR for transfer of the said flat in favour of the TRANSFeree.

21. The TRANSFEROR undertakes to deliver vacant and peaceful possession of the said Flat to the TRANSFeree only on receipt of full and final consideration amount.
22. The TRANSFeree shall bear the amount to be spent towards stamp duty, registration fee etc. as applicable.
23. If the above payment schedule is not met and the amount payment above is not cleared and credited the TRANSFEROR us for the date mentioned above, this agreement will be considered as Null and Void.
24. The TRANSFEROR shall all times thereafter indemnify and keep indemnified the TRANSFeree against loss, damage, costs and expenses of any suffered by reason by of defecit in the title of the TRANSFEROR or any breach of conveyance herein contained.
25. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made.

SCHEDULE OF THE PROPERTY



ALL that piece and parcel of Flat No. 102, First Floor, Bldg. No. C-6, admeasuring 26.72 sq. mtrs. Carpet area in Building known as Vedant Phase III Co-Op. Housing Society Ltd., ( Regn. No. TNA/(TNA)/HSG./TC/15117 dated 03.11.2003), being lying and situated at Village - Panchpakhadi, Vartak Nagar, Pokhran Road No. 1, Thane (W) Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation bearing Survey No. 143/1A, 145/A, B, 146/1A, 2, 3, 4, 5A, 6A, 147/1A, 148/1A, 2A, 4, 5, 6, 8A, 149/1A, 2A, 3A.

*Omhaiz*

*seal*



दस्तक्रमांक व वर्ष: 4592/2009

Tuesday, August 18, 2009

4:39:04 PM

दुव्यम निवंधक: ठाणे 1

नोंदवी 63 म.

Regn. 63 m.e

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व वाजारभाव (भाडेपट्ट्याच्या  
वाबतीत पटटाकार आकारणी देतो  
की पटटेदार ते नमूद करावे) मोबदला रु. 1,700,000.00  
बा.भा. रु. 1,186,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (1) वर्णन: झोन नं 5/16/1य, स नं 143, 145, 148, 149, सदनिका नं 102, पहिला मजल  
(असल्यास) वि नं सी-6, वेदांत फेज-III को ओ ही सो लि., पोखरण रोड नं-1, वर्तक नगर, पांचपाखाडी  
ठाणे.  
(3) क्षेत्रफळ (1) 26.72 चौ भी कार्पेट
- (4) आकारणी किंवा जुडी देण्यात (1)
- असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या (1) विक्रम विश्वास चव्हाण यांचे कु मु विश्वास मारुती चव्हाण - -; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: वेदांत कॉम्प्लेक्स, वर्तक नगर ठाणे; शहर/गाव: - ; तालुका: - ; पिन: - ; पैन नम्बर: - ; तालुका: - ; पिन: - ; पैन नम्बर: - ;
- (6) दस्तऐवज करून घेण्या-या (1) शांताराम गणपत गायकवाड - -; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ;  
पक्षकाराचे नाव न संपूर्ण पत्ता किंवा ईमारत नं: - ; पेट/वसाहत: पडवळ नगर, वागळे इराडे ठाणे; शहर/गाव: - ; तालुका: - ; पिन:  
टिवाणी न्यायालयाचा हुकुमनामा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 18/08/2009
- (8) नोंदणीचा 18/08/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 4592 /2009
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 67600.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 17000.00
- (12) शेरा

 **सरकारी निवंधक ठाणे**

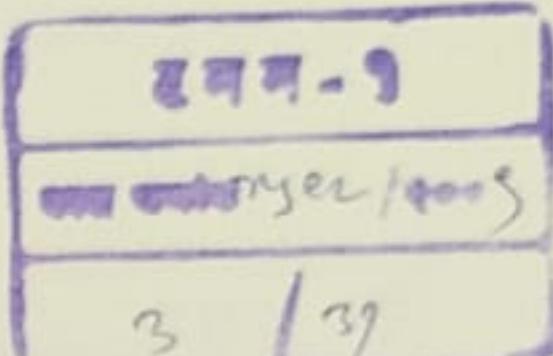
SARITA REPORTS VERSION 6.0.0

AND

MR. SHANTARAM GANPAT GAIKWAD (PAN ABLPG8032A), age 49 yrs, residing at 2/14, Dennis House, Padwal Nagar, Wagle Estate, Thane - 400 604, hereinafter referred to as the "TRANSFEREE" ( which expression shall unless it be repugnant to the context or meaning thereof includes their executors, administrators and assigns ) of the SECOND PART.

WHEREAS :

1. The TRANSFEROR own on ownership basis a Flat No. 102, First Floor, Bldg. No. C-6, admeasuring 26.72 sq. mtrs. Carpet area in Building known as Vedant Phase III Co-Op. Housing Society Ltd., ( Regn. No. TNA/(TNA)/HSG./TC/15117 dated 03.11.2003), being lying and situated at Village - Panchpakhadi, Vartak Nagar, Pokhran Road No. 1, Thane (W), by virtue of Agreement for Sale dated 22.08.2006 with Birla Infrastructure Private Ltd and registered with Sub-Registrar of Assurances, Thane under Document No. TNNS-05638-2006 dt. 29.08.2006.



As the TRANSFEROR is the member of the **Vedant Phase III Co-op Housing Society Ltd.**, and holding Five Number of shares of Rs. 50/- each bearing distinctive number of shares from \_\_\_\_\_ to \_\_\_\_\_ worth Rs. 250/- of the said society having share certificate No. \_\_\_\_\_ with the said Flat, Now the TRANSFEROR decided to transfer & sell the said Flat AND WHEREAS the TRANSFEREE approached the TRANSFEROR AND after verifying the title and physical status of the said Flat with its respective share asked.

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)  
Occupancy Certificate

करिता इमारत क्र. नं. १ (टीटॉट + ५ मजले)

1005

V. P. No. ९४१४९

TMC/TDD

८३८

Date

०३/०८/०८

To,

श्री. पस. व्ही. देशमुख (वा. वि.)  
१०२, कोणार्क टॉवर, घंटाली रोड,  
नोपाडा, ठाणे

करिता मे. इंडीयन ट्रुल्स मॅन्युफैक्चरिंग कं. लि. (पालक)

Sub : बापरपरवाना इमारत गो. १, न. ८, गांगील पानावर.

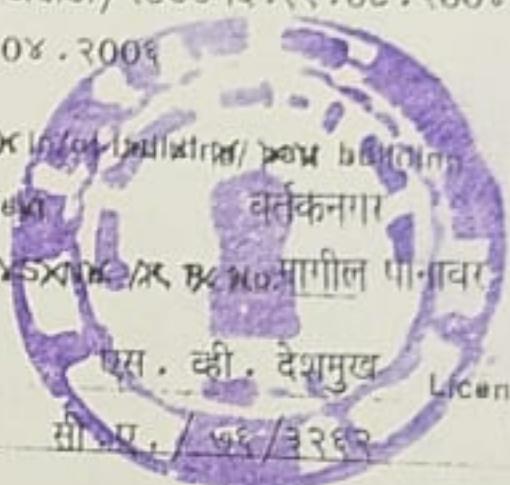
Ref. : V. P. No. ९४१४९ टीएसी/टीडीडी/२०७७ दि. १९.०८.२००८

Your Letter No. २४६ दिनांक ०३.०४.२००९

Sir,

The ~~new~~ full development work/~~construction~~ /~~reconstruction~~ ~~or alteration~~ ~~in construction~~ ~~new building~~  
No. वरील प्रमाणे situated at पांचपखाडी Road/Sector वर्तकनगर  
Ward No. ---- Sector No. ३ S. No./OKT/SX/2008/24 गो. गांगील पानावर

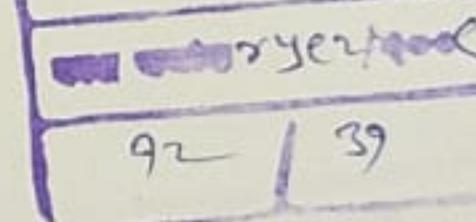
Village/TPS No. ---- under the supervision of  
Surveyor/Engineer/Structural Engineer/Supervisor/Architect/Licence No. सी.ए.ए. / ४६/३२६२  
may be occupied on the following Conditions.



Licensed

- १) M.P.C.B. ने दिलेल्या Consent to Operate गांगील गो. १, न. ८, वर्तकनगर, ठाणे.  
२) वांधकामासाठी ठाणे महानारपणिक पाणी पुरवठा करणार नाही.

हृषी - १



A set of certified completion plan is returned herewith:

आवधान

Office No. प्रांगण नं. १११  
विकास निवास इयमावली नं. १११ आवधान

Yours faithfully,

Office Stamp विकास निवास इयमावली नं. १११  
राष्ट्रीय निवास नियमावली नं. १११

Date : ०३.०८.०८

Copy to :

- १) Collector of Thane.
- २) Dy. Mun. Commissioner, Zone
- ३) E. E. (Water works), TMC
- ४) Assessor, Tax Deptt. TMC
- ५) Vigilance Deptt. T. D. D. TMC



थाणे मुनिसिपल कॉर्पोरेशन  
विकास निवास इयमावली,  
(शहर विकास विभाग)  
Municipal Corporation of  
the city of Thane