

Customer Copy **67005b**

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

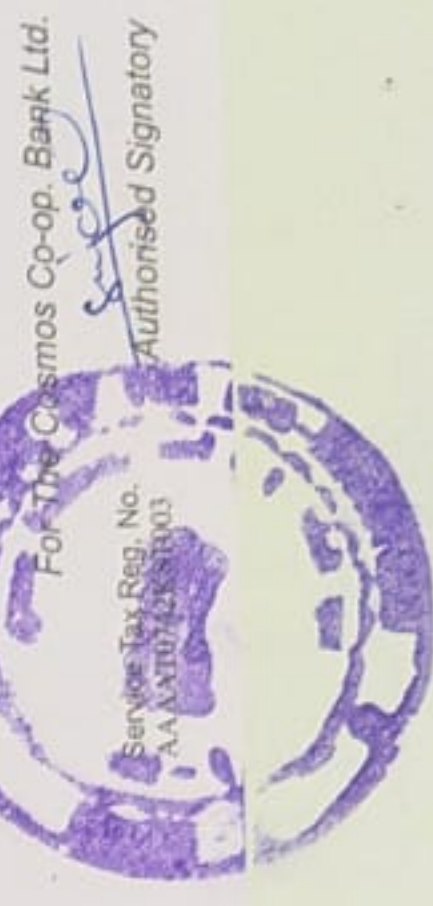
Franking Value	Rs.	67600=00
Service Charges	Rs.	10200
Total	Rs.	67610=90

Name & Address of Stamp duty paying party
Gaikwad Shantaram Ganpat

Tel. No.: / Mobile No.: **9820899893**

Purpose of Transaction
in cash for Franking Documents

Rs. **67600=90**
(For Bank's Use only)
Tran ID No. **20719**
Franking No. **164238**



AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Thane on this 18th day of August 2009 BETWEEN **MR. VIKRAM VISHWA 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.

दस्तावेज - 9
9 / 89

Authorised Signatory

भारत 64238
135808
INDIA STAMP DUTY **MAHARASHTRA**
Rs. 00676001-PB5157
Special Adhesive **भारत**
AUG 18 2009
11:50

(Signature)

(Signature)

The Cosmos Co-operative Bank Ltd., Thane Branch, Thane D-5/STPV/C.R.1004/05/200 4 2765 57

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 defect 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.

Amhans

Amhans



दस्तावेज क्रमांक व वर्ष: 4592/2009

Tuesday, August 18, 2009

4:39:04 PM

दुय्यम निबंधक: ठाणे 1

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e

गावाचे नाव : पाचपाखाडी

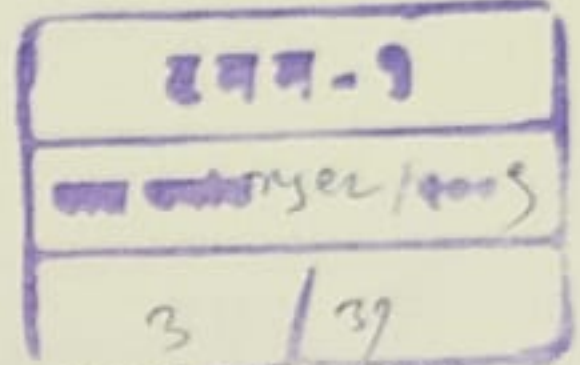
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,700,000.00
बा.भा. रु. 1,186,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन नं 5/16/1ब, स नं 143, 145, 148, 149, सदनिका नं 102, पहिला मजल वि नं सी-6, वेदांत फेज-III को ऑ ही सो लि., पोखरण रोड नं-1, वर्तक नगर, पांचपाखाडी ठाणे.
- (3) क्षेत्रफळ (1) 26.72 चौ मी कार्पेट
- (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) विक्रम विश्वास चव्हाण यांचे कु मु विश्वास मारुती चव्हाण - -; घर/प्लॉट नं: -; गल्ली/ -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: वेदांत कॉम्प्लेक्स, वर्तक नगर ठाणे; शहर/ -; 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) शांताराम गणपत गायकवाड - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: पडबळ नगर, वागळे इस्टेट ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABLPG8032A.
- (7) दिनांक करून दिल्याचा 18/08/2009
- (8) नोंदणीचा 18/08/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 4592 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 67600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 17000.00
- (12) शेरा


दुय्यम निबंधक ठाणे

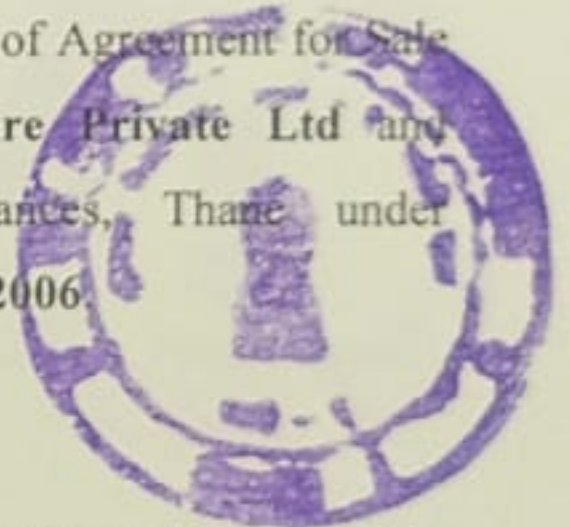
AND

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. TNN5-05638-2006 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.

Shantaram

Shantaram

