



दस्तावेजांक व वर्ष: 4436/2008

Fri, Jun 06, 2008

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सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: सह दु.नि.पनवेल 2

गावाचे नाव : कामोठे

नोंदणी 63 म.

Regn 63 m. 6

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नगूद करावे) मोबदला रु. 750,000.00
बा.गा. रु. 613,500.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र.बी-304,तिसरा मजला,बालाजी पुजा अपार्टमेंट,प्लॉट 19,रोक्टर 9,कामोठे,ता.पनवेल,जि.रायगड.(ओ.न क्र.15अ/9)
- (3) क्षेत्रफळ (1) 24.53 चौ.मी.बांधीव
- (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) वसंत घोंडु मोहिते - ; घर/प्लॉट नं: बी-304,प्लॉट 19,से 9,कामोठे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: ARQPM 3177 K .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नारायण लुकाराम बडे - ; घर/प्लॉट नं: 1054,शिव सागर सोसा.,प्लॉट 406,से 4,धणसोली; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: AOXPB 7077 H .
- (7) दिनांक करून दिल्याचा 04/06/2008
- (8) नोंदणीचा 06/06/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 4436 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 27600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 7500.00
- (12) शेंसा



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THE BANK OF RAJASTHAN LTD.

Deposit Br. VOSY Date: 21/6/08
Pay to: The Bank of Rajasthan Ltd. Stamp FRK A/c

Frinking Value	Rs.	27600/-
Service Charges	Rs.	10/-
Total	Rs.	27610/-

Name of Stamp duty paying party:

NARAYAN TUKARAM BADHE.

Sachin A. Karasale

Agreement for sale

DD / Cheque No.

Drawn on Bank

(For Bank's Use only)

Tran ID

Frinking Sr. No.

Officer

5002 / T 51 x 000/52/1-SHS/1

27,600/-

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP

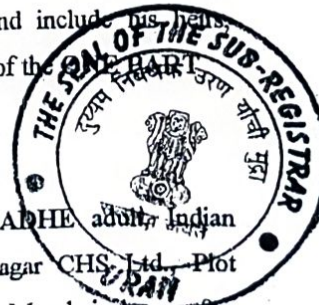
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai on this 4th day of June 2008 BETWEEN SHRI VASANT DHONDU MOHITE, adult, Indian Inhabitant having address at Flat No.B-304, 'Balaji-Pooja Apartments', GES Plot No.19, Sector-09, Kamothe, Navi Mumbai hereinafter referred to as 'THE SELLER' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the

AND

SHRI NARAYAN TUKARAM BADHE, adult, Indian Inhabitant residing at 1054, Shiv Sagar CHS. Ltd. Plot No.406, Secot-4, Ghansoli, Navi Mumbai hereinafter referred to as 'THE PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the SECOND PART



Authorised Signatory
Bank of Rajasthan
Navi Mumbai
Vashi, Navi Mumbai.

The Bank of Rajasthan Limited
Plot No.3, 3A, 4, Kalindi Building,
Sector: 19C, Vashi,
Navi Mumbai-400 705.
D-SISTPV/C.R.1001/18/05/1479-82

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WHEREAS :

THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (I of 1956) hereinafter referred to as 'THE CORPORATION' is the New Town Development Authority declared for the area be signed as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Sections (I) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act 1966 (Maharashtra XXXIII of 1966)

AND WHEREAS:

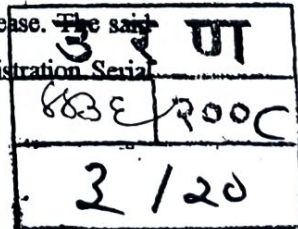
The State Government has acquired lands and vested such lands in the Corporation for development and disposal.

AND WHEREAS:

The Corporation laid down Plots in Kamothe, Tal Panvel, Navi Mumbai on such piece of land and so acquired by the State Government and subsequently vested by the State Government in the Corporation of being leased to its Intending Lessee.

AND WHEREAS :

By an Agreement to Lease dated 18th March, 2002, the Corporation has agreed to grant lease to their original allottees i.e. Shri Krushaa Mahadev Bhopi and Smt. Dwarakabai Krushna Bhopi (hereinafter referred to as the "ORIGINAL ALLOTTEES") of such Plot of land namely plot No.19 Sector-9, Kamothe, Tal Panvel, Navi Mumbai admeasuring about 500 Sq Mtrs. under 12.5% Gauthan Expansion Scheme, Village Kamothe, Navi Mumbai (hereinafter referred to as 'THE SAID PLOT') in consideration of lease premium mentioned therein to the Corporation subject to observance of the terms and condition mentioned in the said Agreements to Lease. The said Agreement to Lease dated 18.03.2002 got registered under Registration No.1692/2002.



AND WHEREAS

The original owners transferred the development rights of the aforesaid plot in the name of M/s. TULJABHAVANI CONSTRUCTION (hereinafter referred to as 'THE DEVELOPER') through development agreement dated 19.12.2002

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13. That the seller hereby declares that he has paid all taxes and outgoings up to date in respect of the said flat and that if any amount is due from him to the developer/society, the corporation or government and / or to any other person, persons or authorities relating the said flat the same shall be paid by the seller and if any such amount is recovered from the purchaser, the seller doth hereby agrees to indemnify and keep the purchaser indemnified there from.

14. The seller declares that on getting the full and final consideration shall handover the physical possession of the said flat and transferred and assigned all his rights, title, interest and benefits in respect of the said flat. Similarly the seller shall also hand over all other receipts to the purchaser and the above referred share certificate. The seller states that save and excepts the aforesaid papers, he does not possess any other documents of title in respect of the said flat nor he has deposited nor pledged the same with anyone and as such he undertake to indemnify and keep indemnified the purchaser.

15. The purchaser hereby agree to pay the society the dues, water charges / services and maintenance charges, including periodical ground / lease in respect of the said flat from the date of possession and shall not with hold shall INDEMNIFY and keep indemnified the seller in this behalf.

16. The Transfer charges / fee payable to the said society / developer for the transfer of the said flat in the name of purchaser, shall be borne by the purchaser.

17. The seller hereby declares and assures that the seller has not on or before the date of this agreement, transferred, assigned or alienated his interest in the capital of the said society, i.e. the shares hereinabove mentioned. And his interest in the property of the said proposed society that is the flat hereinabove referred to. The seller agrees and undertakes to remove all such objections or demands, if any; at his own cost.



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18. SUBJECTS to the provisions and terms and conditions of this agreement, AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED UNDER THIS AGREEMENT, THE SELLER HEREBY AGREES TO TRANSFER HIS RIGHTS AND TITLE, mentioned hereinabove and the interest in the said flat to the purchaser and the purchaser are entitled to hold,

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8. ON GETTING THE FULL AND FINAL SALE PRICE, the seller shall have no right, title, interest, claim demand or change of whatsoever nature on the payments and contributions made by the seller to his predecessor-in-title and to the said society and on the said flat. The seller shall do all the needful in all respect to secure the title of the said flat to the purchaser and shall always keeps the purchaser indemnified from all liabilities and / or claim of the said flat. The seller shall also get the said share certificate as and when formed endorsed if necessary on the name of the purchaser from the office bearers of the said society.

9. The purchaser ON PAYING THE FULL AND FINAL SALE PRICE shall be entitled to have and hold on the occupation and the purchaser can hold the same for unto and to the use and benefits for his heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the seller any person on his behalf of who claim through him in trust for them subject only to on the part of the purchaser to pay the taxes, assessment, charges, duties or calls made by the said society, Municipal authority Government or any local authority or corporation or co-op. society in of the said flat from the date of signing of this agreement.

10. That the seller hereby state and declare that he has not in any manner whatsoever dealt with his right respect of the said flat.

11. That the Purchaser hereby covenant with the seller that they shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the co-op society and government etc., may make hereafter in respect of the said flat.



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12. ON RECEIVING THE FULL AND FINAL SALE PRICE, the seller shall handover to the purchaser the physical possession of the flat referred to hereinabove and undertake that from time to time and at all time hereafter and at the cost of the purchaser, their heirs executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and interest and benefits in the said flat every part, thereof unto and to the purchaser's use as aforesaid.

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i) A sum of Rs.1,50,000/- (Rupees One Lac Fifty Thousand Only) paid on or before execution of this Agreement.

ii) And the balance of Rs.6,00,000/- (Rupees Six Lac Only) shall be paid after getting loan from GIC Housing Finance Ltd. / Bank/s or any other Financial Institution within 45 days from the execution these agreement.

iii) The Seller is mortgaged the flat in question with GIC Housing Finance Ltd., and the said loan account of the Seller shall be paid and closed by him before handing over the possession of the said flat.

3. The seller shall deliver the vacant peaceful and physical possession of the said flat and all other relevant document/s in respect of the flat to the Purchaser on getting the full and final consideration.

4. The seller hereby admits and declares that the said flat in the proposed society the seller has full and absolute right and authority to sell the same or transfer it to any person/s.

5. The purchaser hereby agree to become member of the society when formed and shall abide by all the rules and regulations and the seller doth hereby assigns, transfers and assures all his rights, title interest and benefit in the said flat, contributions and other status enjoyed by him in respect of the said flat in rights under the shares which he is holding of the said society.

6. The Seller hereby agrees to pay all the outstanding, due for payment maintenance and service charges or any other dues payable to the said Society, Electricity bill, NMMC Property Tax, and the seller further undertake that IN NO CASE the Purchaser shall be liable for payment or dues of the said Society for the period of occupancy of the said Flat of the Seller.

7. ON GETTING THE FULL AND FINAL SALE PRICE, as agreed above, the Seller shall acquits, releases and discharges the Purchaser and the Seller doth hereby assigns, transfers and assures all his rights, title, interest and benefit in the said Flat, contributions and other status enjoyed by them in respect of the said Flat in rights under the shares which he is holding of the said society.



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i. The seller is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said flat or any other statute from disposing stated in the Agreement.

j. The seller has not done any act, deed, matter or things whereby he is prevented from entering into this agreement on the various terms and conditions as stated herein favor of the Purchaser and the Seller has all the right, title and interest to enter into this Agreement with the Purchaser on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the seller herein, the Purchaser have agreed to purchase he said flat.

AND WHEREAS:

The seller has agreed to transfer the rights, interests and title of the said flat held by the seller and his interest in the said flat to the Purchaser, which the Purchaser has agreed to acquire from the seller, after taking inspection of the various documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing :

The Parties herein are desirous or recording the terms and conditions in writing as stated hereinafter.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS-



1. The seller hereby agrees to sell, transfer and assign all his rights, title and interest in and upon the said Flat No. 304, 'B' Wing, 3rd floor, 'Balaji-Pooja Apartments', GES Plot No.19, Sector-9, Kamothe, Navi Mumbai admeasuring 264 sq.ft le; 24.53 sq,mtrs built-up area to the party of the second part / purchaser which the purchaser has agreed to acquire the same which the said shares and interest of the seller for a total consideration of Rs.7,50,000/- (Rupees Seven Lac Fifty Thousand Only).

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2. The purchaser agrees to pay the said consideration of Rs 7,50,000/- (Rupees Seven Lac Fifty Thousand Only) in the following manner :

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The Seller do hereby covenant as follows :

a. There are no suits, litigation's Civil or any other proceedings pending as against the Seller personally affecting the said flat.

b. There are no attachments or prohibitory orders as against or affecting the said flat and the said flat is free from all encumbrances or charges and / or is not the subject matter to any listeners or easements or attachments either before or after judgment. The seller has not received any notice neither from the Government Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said flat.

c. The said flat is free from all mortgages, charges encumbrances of any nature whatsoever subject to the lien of GIC Housing Finance Ltd.

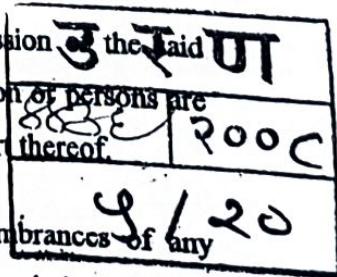
d. The seller has paid all the necessary charges of any nature whatsoever in respect of the said flat and the seller has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.

e. The seller in the past has not entered into any agreement either in the form of sale, lease exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and license or any other rights of the like nature in the said flat and has not dealt with or disposed off the said flat in any manner whatsoever.

f. Neither the seller nor any of his predecessor-in-title has had received any notice either from the CIDCO Ltd or Municipal Corporation of Navi Mumbai and / or from any other statutory body or authorities regarding the acquisition and or requisition of the said flat.

g. The seller is in exclusive use, occupation and possession of the said flat and every part thereof and except the seller no other person or persons are in the use, occupation and enjoyment of the said flat or any part thereof.

h. The seller has good and clear title free from encumbrances of any nature whatsoever of the said flat and every part thereof and there are no outstanding estates, inheritance, sale, gift, trust, or otherwise however outstanding against the seller and / or against the said flat or any part thereof.



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made by and between the said original owners and the developer M/s. Tuljabhavani Construction the owners therein granted development rights in respect of the said plot of land in favour of the developer for development and construction of building containing residential flats and for sale of such flats to prospective purchaser/s under the provisions of Maharashtra Ownership of Flats Act, 1963 with Rules. The original owners also executed a Power of Attorney in favour of the Shri Rajendra Hiralal Teli & Shri Pankaj Subhash Teli, Partners of M/s. Tuljabhavani Construction.

ANDWHEREAS :

CIDCO Ltd granted development permission duly approved plan and issued Commencement Certificate vide Ref. No. CIDCO/(EE)BP/ATPO/682 dated 03.12.2002 for construction of residential cum commercial Building on the said plot of land.

AND WHEREAS

Advocate, Shri Manoj K. Bhujbal, issued Title Clearance Certificate in respect of the above noted property on 11th March, 2003 where it is certified that the property in question is clear, marketable and free from all encumbrances.

AND WHEREAS

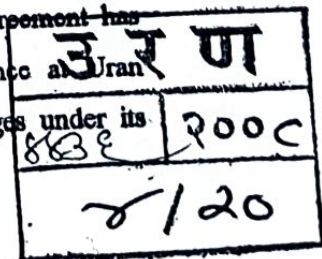
The developers therein constructed building on the said plot of land as per the said plan sanctioned by authority consisting of residential flats temporarily known as "BALAJI-POOJA APARTMENTS".

AND WHEREAS :

By an Agreement for Sale dated 27th April, 2004 the developers have sold one of the flat being Flat No. 304, 'B' Wing, 3rd floor, 'Balaji-Pooja Apartments' GES Plot No.19, Sector-9, Kamothe, Navi Mumbai admeasuring 264 sq.ft ie; 24.53 sq.mtrs built-up area (hereinafter referred to as the 'FLAT') to the Seller on the terms and conditions contained therein and the said Agreement has been registered in the office of the Sub-Registrar of Assurance at Uran (Panel 2) by paying proper stamp duty and registration charges under its Receipt No. 2812 dated 27.04.2004.

AND WHEREAS:

The Seller now is fully seized and possessed of or otherwise well and sufficiently entitled to the said flat, to deal with or dispose off the same.



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possess, occupy and enjoy the said flat without any interruptions from the seller. The seller further declares that he has full rights and absolute authority to enter rights and absolute authority to enter into this agreement subject to the provisions of law as provided and that the seller has not done or performed any act deed, matter or thing whatsoever, whereby he may be prevented from entering into this agreement as purported to be done hereby or whereby the purchaser may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour of whereby the quite and peaceful enjoyment or possession of the purchaser in respect of the said flat may be disturbed and in the event of it being found that the seller was not entitled to enter into this agreement and transfer his rights to be transferred hereby and the purchaser are not able to enjoy quite and peaceful possession of the said flat due to any such reasons, the seller shall be liable to compensate, indemnify and reimburse to the purchaser the loss, damage, which the purchaser may suffer or sustain in this behalf.

19. The seller hereinafter at the request and cost of the purchaser, shall execute any document, paper and writings as may be necessary for perfectly vesting the said flat and benefits of the membership the same unto the purchaser without any extra or excess consideration.

20. The seller shall pay all the outgoing till handing over possession of the flat and thereafter the purchaser shall be liable to pay.

21. As it is mandatory for disbursement of the loan that all the original documents pertaining to the flat should be handover to the G.I.C. Housing Finance Ltd., / Bank for sanctioning and disbursement of the loan.

22. The seller do hereby agree handover all the original documents pertaining to the flat to the purchaser or to the G.I.C. Housing Finance Ltd. / Bank/Financial Institution as that the loan could be disbursed in time.

23. The purchaser do hereby agrees to pay the stamp duty, registration charges payable to the revenue authorities for registration of the agreement to sell / sale deed as it is mandatory charges as per the registration charges as per the provisions of the Bombay Stamp Act.



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IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands and sealed, the day and the year first hereinabove written.

IN WITNESS WHERE OF the parties hereto have hereunto set and subscribed their respective hands and sealed, the day and the year first hereinabove written.

SCHEDULE OF THE PROPERTY

Flat No. 304, 'B' Wing, 3rd floor, 'Balaji-Pooja Apartments', GES Plot No.19, Sector-9, Kamothe, Navi Mumbai admeasuring 264 sq.ft ie; 24.53 sq,mtrs built-up area

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SIGNED, SEALED AND DELIVERED BY)
The withinnamed 'Seller')
SHRI VASANT DHONDU MOHITE)
(PAN.....))
In the presence of)

1. [Signature]
2. [Signature]

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SIGNED, SEALED AND DELIVERED BY)
The withinnamed 'Purchaser')
SHRI NARAYAN TUKARAM BADHE)
(PAN-AOXPB7077H))
in the presence of)

1. [Signature]
2. [Signature]

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RECEIPT

Received the sum of Rs.1,50,000/- (Rupees One Lac Fifty Thousand Only) from the Purchaser SHRI NARAYAN TUKARAM BADHE being part payment in the following manner towards the sale price in respect of Flat No. 304, 'B' Wing, 3rd floor, 'Balaji-Pooja Apartments', GES Plot No.19, Sector-9, Kamothe, Navi Mumbai, the property hereinabove mentioned.

Rs.1,50,000/-

I say received

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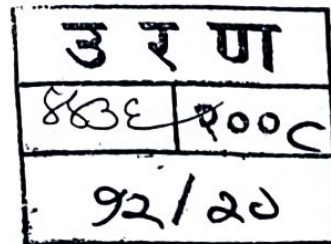
(SELLER)

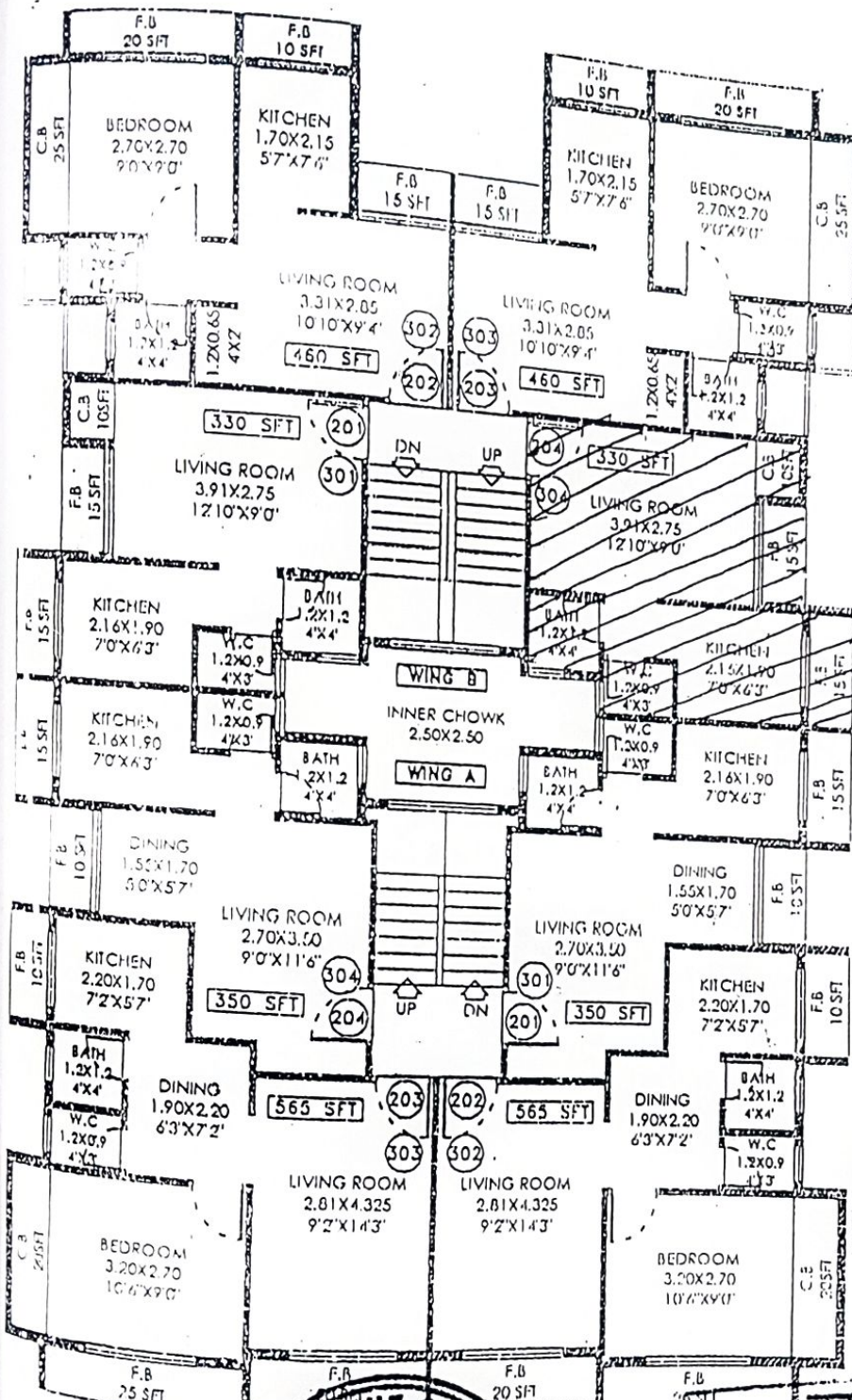
SHRI VASANT DHONDU MOHITE

WITNESSES :

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PURCHASER'S SIGN
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 OWNER'S SIGN
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PURCHASER'S NAME
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 FLAT/NO./COR.
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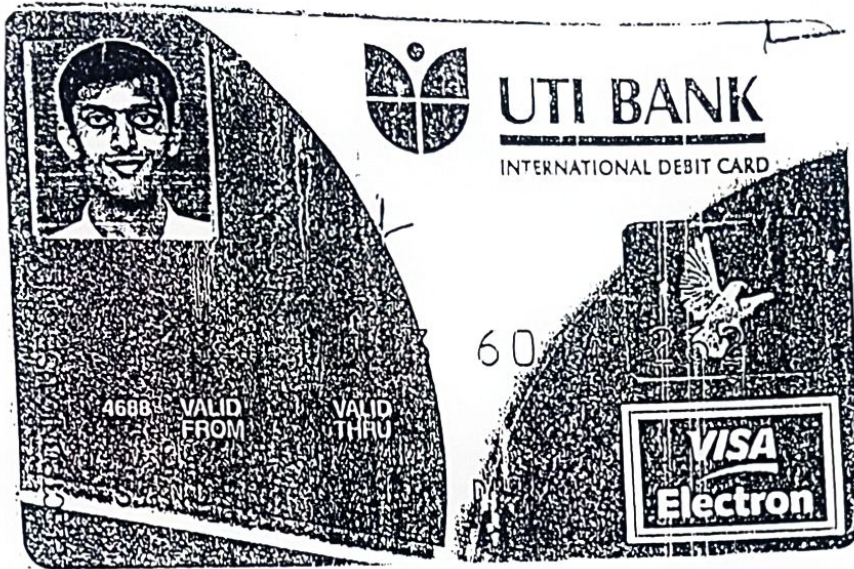


TYPICAL FLOOR PLAN (2ND & 3RD)

GENERAL CUM COMMERCIAL BUILDS
 DEVELOPER: KAMOTHE.

DEVELOPERS
TULJA BHAVANI CONSTRUCTIONS
 C/O BALAJI MEDICAL
 TRUPTI SHOPPING CENTRE
 SECTOR-B, PHASE II, HERUL
 HAVI MUMBAI. TEL: 2514420

ARCHITECTS
TRIARCH
 ARCHITECTS & ENGINEERS
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHOPI RUPESH KRISHNA
KRISHNA ZIMA BHOPI

20/04/1985

Permanent Account Number
AMZPB4365Q

Signature



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9C/20	

06/06/2008
4:30:51 pm

दुय्यम निबंधकः
सह दु.नि.पनवेल 2

दस्त गोषवारा भाग-1

उरण
दस्त क्र 4436/2008
92/20

दस्त क्रमांक : 4436/2008

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव नारायण तुकाराम बडे
पत्ता घर/फ्लॅट नं. 1054 शिव सागर सोसा.,प्लॉट
406 से 4,घणशोली
गल्ली/रस्ता
ईमारतीचे नाव
ईमारत नं:
पेठ/पसाहता:
शहर/गाव:-
तालुका:
पिन:-
पॅन नम्बर: AO

लिहून घेणार
वय 33
सही *N. B. D. K.*



2 नाव वसंत धोंडू मोहिते - -
पत्ता: घर/फ्लॅट नं: बी-304,प्लॉट 19,से 9,कामोटे
गल्ली/रस्ता:
ईमारतीचे नाव
ईमारत नं
पेठ/पसाहता
शहर/गाव
तालुका
पिन
पॅन नम्बर: ARQPM 3177 K

लिहून देणार
वय 55
सही

वसंत धोंडू मोहिते



दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (4436/2008)

20/20

दस्त [उरण 4436 2008] वा गोषवारा
दस्त क्रमांक 613500 गोषदला /50000 भरलेले मुद्रांक शुल्क : 27600

पावती क्र.: 4700 दिनांक: 06/06/2008
पावतीचे वर्णन
नांव: नारायण तुकाराम बडे

दस्त हजर केल्याचा दिनांक : 06/06/2008 04:24 PM
निष्ठादनाचा दिनांक : 04/06/2008
दस्त हजर करणा याची सही : Badle

7500 : नोंदणी फी
400 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

7900: एकूण

Badle

दु: निबंधकाची राही, राह दु: नि. पंगवेल 2

दस्तावा प्रकार (25) करारनामा
शिकका क्र. 1 ची नक (सादरीकरण) 06/06/2008 04:24 PM
शिकका क्र. 2 ची नक (फी) 06/06/2008 04:28 PM
शिकका क्र. 3 ची नक (कद्युनी) 06/06/2008 04:30 PM
शिकका क्र. 4 ची नक (ओळख) 06/06/2008 04:30 PM

दस्त नोंद केल्याचा दिनांक : 06/06/2008 04:30 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तपेयज करुन देणा-यांना च्यक्तीश: ओळखतात,
व त्यांची ओळख पटवितात.

1) रादेश अशोक दलाल , घर/फ्लॅट नं: प्लॉट नं.48, गिडलक्लारा रोसा. पंगवेल

मल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पेट/वसाहत:

शहर/गाव:

तालुका:

पिना:

Badle [Signature] [Fingerprint]

दस्तपेयज करणारा [Signature] [Fingerprint]



Badle [Signature]

प्रमाणित करणेत येते की, या दस्तास
एकूण 20 पावे आहेत.
दुय्यम निबंधक,
उरण.

9 नंबराचे बुकाचे 8836 नबरा

नोंदला.

Badle [Signature]

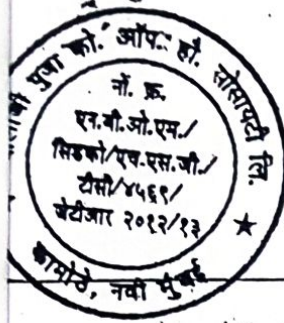
दुय्यम निबंधक, उरण.
माहे ६ सन २००८

तारीख ६



Share Certificate No. 28

Member's Register No. 28



Share Certificate

BALAJI POOJA Co-operative Housing Society Ltd.

PLOT NO. 19 , SECTOR NO. 09, KAMOTHE, NAVI MUMBAI.

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

Registration No. **NBOM/CIDCO/HSG/(TC)/4569/JTR/YEAR 2012 -2013** Date : **18/06/2012**

is To Certify that Shri/Smt/M/s. **MR. VASANT DHONDU MOHITE.**

_____ is the Registered Holder of **TEN** fully paid up share
s. **FIFTY** each numbered from **271** to **280** both inclusive , in

BALAJI POOJA Co-operative Housing Society Ltd., **KAMOTHE, NAVI MUMBAI**


subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at **KAMOTHE, NAVI MUMBAI**

s _____ day of **06** 20**13**

AT NO : B- 304


Authorized
M. C. Member


Secretary


Chairman

(P.T.O)

Pending for OC



बालाजी पुजा को. ऑप. हौसिंग सोसायटी लि.

नोंदणी क्र. एन.बी.ओ.एम./सिडको/एच.एस.जी.(टी.सी.) /४५६९/जे.टी.आर. सन २०१२/१३

प्लॉट नं. १९, सेक्टर नं. ९, कामोठे, नवी मुंबई - ४१० २०९

संदर्भ :

दिनांक 25/07/13

To,
GIC HOUSING FINANCE LTD.,
107/108, Arenja Corner,
Plot No - 71, Sector - 17,
Vashi, Navi Mumbai - 400705.

Ref: Flat/Plot No. B-304 Of Mr. NARAYAN TUKARAM BADE Of the BALAJI POOJACHS.
Limited Situated at PLOT NO-19, SECTOR-09, KAMOTHE, NAVI MUBMAI.

Dear Sir,

This is to confirm that the above Society registered under No. NBOM/CIDCO/HSG (TC)/4569/JTR DATED:-2012-13 is the owner of the land pursuant to the conveyance DatedRegistered under No. Dated And that the Society has allotted / Transferred / agreed to the transfer the above flat/plot to Mr. NARAYAN TUKARAM BADE

We hereby assure you that the said flat, as well as, the said land a appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear legal and marketable title to the said property and every part thereof and that all taxes and dues in respect thereof have been paid up to date.

We have NO-OBJECTION to your giving a loan to Mr. NARAYAN TUKARAM BADE. The said allot tee / transferee / proposed transferee and his / her / their mortgaging the said flat / plot with you by way of security for repayment.

We have to inform you that Share Certificates have been issued and as soon as they are issued will be forwarded directly to **GIC HUSING FINANCE LTD.**

We hereby note your lien on the said flat & confirm that the flat / plot would not be discharged / transferred without obtaining prior permission from you.

Yours Faithfull

[Signature]
[Signature]
Chairman / Secretary

