

INDIA NON JUDICIAL

₹ 100

RS 100



सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

खण्ड ८, १६

खण्ड २२

श्रीमान मुदीक फार्माकल, पुणे

दिनांक

श्री/श्री/श्रीमती Yadgiri Narsimha P. Gurram

पाना न्यायेतप मुदीक

का लिपिका:

CNT-75 2 MAY 2003

प व ई - 2  
2496/13  
2003

श्री. व. वि. पदक

DECLARATION FOR CONFIRMATION

THIS DEED OF CONFIRMATION is made and entered into at MUMBAI on this 3<sup>rd</sup> day of MAY, 2003 BY AND BETWEEN MR. YADGIRI NARSIMHA SWAMI GURRAM, presently residing at Care of Flat No.791, Building No.36 of Adarsh Nagar, Shramik Co-Operative Housing Society Limited, Adarsh Nagar, Mumbai-400 025, hereinafter called and referred to as the PURCHASER,

CONFIRMING PARTY (which expression shall mean and include successors, administrators and executors) of the PARTY TO THIS DEED.

WHEREAS the Purchaser hereinabove have entered into an agreement with the Transferor Mr. Sakharam Ganoo Gaikwad,



vide Agreement dated 3rd day of January, 2002 in respect of Flat No.800, Building NO.36 of Adarsh Nagar Shramik Co-operative Housing Society Ltd., Adarsh Nagar, Mumbai-400 025.

AND WHEREAS the Party hereto abovenamed have failed to appear before the sub-Registrar of Assurance, Mumbai, within the time limit granted for the purpose of Registration of Document as per provisions of Indian Registration Act, 1908.

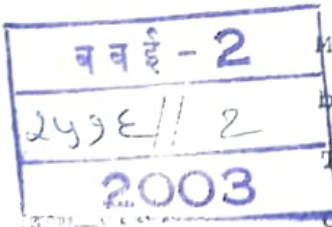
AND WHEREAS the party PURCHASER hereinabove have already paid the Stamp Duty Rs.25,310/- as per Certification of Collector of Stamp, Bombay and penalty of Rs.5,885/- on 2nd May, 2003.

AND WHEREAS the party, PURCHASER by this Deed of Confirmation confirm the said Agreement dated 3rd January 2002 which is annexed and marked as Exhibit 'A'.

NOW THIS DEED WITNESSETH AS UNDER:

1. That the confirming Party/Purchaser herein entered into an Agreement for Sale with the Vendor Mr. Sakharan Genoo Gaikwad and failed to appear before the Sub-Registrar of Assurance, Mumbai. Therefore today by this Deed of Confirmation the confirming Party confirm this Agreement for sale on the terms and conditions mentioned in the Agreement dated 3rd January, 2002.

That the Confirming Party/Purchaser appear before the Sub-Registrar of Assurances, Mumbai with this Deed of Confirmation to register the said Agreement as it has been executed today and presented the same



for registration as per the Registration of Document Act, within the prescribed period of the said Act for purpose of Registration confirm the registration of this Deed.

IN WITNESS WHEREOF the CONFIRMING PARTY hereto have set and subscribed his respective hand the day, month and the year hereinabove written.

SIGNED SEALED AND DELIVERED )  
by within named PURCHASER/ )  
CONFIRMING PARTY Mr. YADGIRI )  
NARSIMHA SWAMI GURRAM in the )  
presence of..... ) PURCHASER/CONFIRMING PARTY.



1. *N.S. Gurram*

2. *Prabha*

11-2
29/1/3
2003



03/05/2003

दुय्यम निबंधक:

दस्ता गोषवारा भाग-1

ववई

2:32:55 pm

मुंबई शहर : (वरळी)

दस्त क्र 2516/2003

दस्त क्रमांक : 2516/2003

दस्ताचा प्रकार : मान्यता पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव यादगीरी एन सुरेंद्र  
पत्ता घर/फ्लॅट नं 36/800  
मल्ली/रस्ता  
इमारतीचे नाव आदर्श नगर  
इमारत नं.  
पेट/वसाहत वरळी  
शहर/गाव मु  
तालुका  
पिन: 25

लिहून घेणार

वय 23

सही



8755 - 29



2 नाव  
पत्ता घर/फ्लॅट नं  
मल्ली/रस्ता  
इमारतीचे नाव  
इमारत नं.  
पेट/वसाहत  
शहर/गाव  
तालुका  
पिन:

लिहून देणार

वय

सही

उपलब्ध नाही

उपलब्ध नाही

सह दुय्यम निबंधक  
मुंबई शहर क्र. २.

ब व ई - 2

2496/18

2003



दस्त क्र. [ववइ2 2516 2003] चा गोषवारा  
बाजार मूल्य : 776000 मोवदला 475000 भरलेले मुद्रांक शुल्क : 25310

दस्त हजर केल्याचा दिनांक : 03/05/2003 02:28 PM  
निष्पादनाचा दिनांक : 03/05/2003  
दस्त हजर करणा याची सही :

*[Signature]*

पावती क्र. 2544 दिनांक. 03/05/2003  
पावतीचे नमूने  
नाम : यादवीरी एन. मुर्ये

7760 नादणी फी  
3490 नक्कल (अ. 11(1)), पुस्तकाने व. न.  
(अ. 11(2)),  
रुजवात (अ. 12) व. आय्यावयवण (अ. 13),  
एकत्रित फी

8100: एकूण

*[Signature]*

द. निबंधकाची सही: मुंबई शहर 2 (ववइ2)

दस्ताचा प्रकार (25) मान्यता पत्र  
विष्का क्र. 1 ची वेळ : (सादरीकरण) 03/05/2003 02:28 PM  
विष्का क्र. 2 ची वेळ : (फी) 03/05/2003 02:31 PM  
विष्का क्र. 3 ची वेळ : (कबुली) 03/05/2003 02:32 PM  
विष्का क्र. 4 ची वेळ : (ओळख) 03/05/2003 02:32 PM

दस्त नोट केल्याचा दिनांक : 03/05/2003 02:32 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्याची ओळख पटवितात.

1. शातारामके वेलुडे, घर/फ्लॅट नं.:  
गल्ली/रस्ता: बोरा बाजार स्ट्रीट  
इमारतीचे नाव:

इमारत नं.:  
पट/वसाहत: फॉर्ट

शहर/गाव: मु  
तालुका:

पिन: 23  
2. सतोषके वेलुडे, घर/फ्लॅट नं.: वरीलप्रमाणे

गल्ली/रस्ता:  
इमारतीचे नाव:

इमारत नं.:  
पट/वसाहत:

शहर/गाव:  
तालुका:

पिन:  
*[Signature]*  
द. निबंधकाची सही  
मुंबई शहर 2 (ववइ2)

*[Signature]*

*[Signature]*

व व इ 2
2598/14
2003

ANNEXURE IS NOT REGISTERED

प्रमाणित करणेत येते की हा  
दस्तामध्ये एकूण 24 वाने जाईल

पुस्तक क्रमांक 2/2598/03  
मोदला  
वारीख 3/4/2003

*[Signature]*  
मुख्य निबंधक, मुंबई  
अधिकाची सुनावणी करण्या खेरीज  
निबंधकाचे सर्व अधिकार भललेना.





Saturday, May 03, 2003

2:31:35 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2544

दिनांक 03/05/2003

गावाचे नाव वरळी

दस्तऐवजाचा अनुक्रमांक ववइ2 - 02516 - 2003

दस्ता ऐवजाचा प्रकार मान्यता पत्र

सादर करणाराचे नाव: यादगीरी एन गुरंम

DELIVERED

नोंदणी फी

:- 7760.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

:- 340.00

एकूण रु.

8100.00

आपणास हा दस्त अंदाजे 2:46PM ह्या वेळेस मिळेल

दुय्यम निवधक

मुंबई शहर 2 (वरळी)

बाजार मुल्य: 776000 रु. मोबदला: 475000रु.

भरलेले मुद्रांक शुल्क: 25310 रु.

हे दुय्यम निवधक  
मुंबई शहर क्र. 2

DELIVERED

16 8000/- Eight Thousand only

GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 023.  
MAH/GSO/006



MAHARASHTRA  
SPECIAL ADHESIVE  
28.12.2001  
00034  
MAHARASHTRA

112889640821

म.व. = 7.95.00/-  
मूल्य = 257 88.88  
1344  
145724 At 27/05/03  
Receipt No. 145724 Date 27/05/03  
म.व. No. 3259/03/2963  
GENERAL STAMP OFFICE, Mumbai  
2-5-2003

RECEIVED from Yadgiri N. Swami Gurrani  
Duty reported Rs. 257.88/- (Five hundred and  
three hundred and eighty eight only)  
CE. TYPED under Sec. 41 of the Bombay Stamp  
Act, 1958, the proper stamp duty Rupees 257.88/-  
(Five hundred and thirty seven and eighty eight  
paise) and forty paise only  
have been paid in respect of the instrument.



Subject to the Provisions  
of Section-53 A of The  
Bombay Stamp Act, 1958

COLLECTOR

DEED OF TRANSFER ANNEXURE IS NOT REGISTERED

DEED OF TRANSFER made and entered into at Mumbai, this  
3<sup>rd</sup> Day of January, 2002 BETWEEN, MR.SAKHARAM GENOO GAIKWAD,  
residing at Flat No.800, Building No.36 of Adarsh Nagar Shramik Co-  
operative Housing Society Limited, Adarsh Nagar, Mumbai-400 025,  
hereinafter referred to as the "Transferor" (which expression shall  
unless repugnant to the context or meaning thereof mean and include  
his heirs, administrators, executors and/or legal representatives) of  
the One Part; AND MR. YADGIRI NARSIMHA SWAMI GURRAM,  
presently residing at Care of Flat No.791, Building No.36 of Adarsh  
Nagar Shramik Co-operative Housing Society Limited, Adarsh Nagar,  
Mumbai-400 025, hereinafter referred to as the "Transferee" (which  
expression shall unless repugnant to the context or meaning thereof  
mean and include their heirs, administrators, executors, legal  
representatives and assigns) of the Other Part;

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2003

WHEREAS the Transferor is Owner member of Adarsh Nagar Shramik  
Co-operative Housing Society Limited in respect of Flat No.800



Case No ADJ/..3259/03..  
Exo [Signature]  
Inspector of Stamps Mumbai.  
(Adjudication Branch)

S. G. Gaikwad

[Signature]

situated on the Ground Floor, of Building No. 36 of the said Society, hereinafter referred to as the "Said Premises".

AND WHEREAS the Transferor in his capacity as member of the said Society hold and possesses shares bearing Distinctive Nos.1091 to 1095 (both inclusive) fully paid up 5 shares of face value of Rs.50/- each entered in the Member's Register No.D/36/800, held under Share Certificate No.219.

AND WHEREAS the Transferor has agreed to transfer his rights to occupy the said flat and all his right, title and interests in the said Flat, as well as to transfer the above stated shares in the said Society to the Transferee and the Transferee have agreed to purchase the same for a consideration of Rs.4,75,000/- (Rupees Four Lakhs Seventy Five Thousand only).

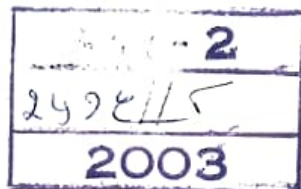
AND WHEREAS the Transferee has already paid sum of Rs.4,75,000/- (Rupees Four Lakhs Seventy Five Thousand only) receipt whereof the Transferor doth hereunder admit and acknowledge and release the Transferee forever from every part thereof.

AND WHEREAS the Transferor and the Transferee shall complete the transfer of said flat on terms and conditions as set out hereunder: -

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Transferor agrees to transfer and the Transferee agree to purchase the right to occupy of the Transferor and all his right, title and interest into and upon the said Flat at the price of Rs.4,75,000/- (Rupees Four Lakh Seventy Five Thousand only), the Flat is in a dilapidated condition and requires major repairs. The Transferor has therefore agreed to sell the said Flat for above sum.

2. The Transferor and the Transferee have filed Form No.20-A and 20-B, with the said Society.



*Handwritten signature*



3. The Transferor hereby agrees and undertakes that he shall forthwith upon execution of these presents, file the necessary documents to effectuate the transfer of above five fully paid shares of the said Society held by the Transferor, and sign such deeds and documents as may be necessary to facilitate the transfer of said shares and Flat held thereunder in favor of the Transferee.

4. All the Society's dues including Municipal Taxes, Electricity Bill and such other outgoings shall be paid by the Transferor up-to the date of handing over possession of the said flat.

5. The Transferee hereby agrees to become members of Adarsh Nagar Shramik Co-operative Housing Society Limited and to abide by all the rules, regulations and bye-laws of the said society.

6. The Transferee will hold the said Flat on and subject to the bye-laws of the Society and the resolutions passed by the Society and the managing committee from time to time and as members of the Society.

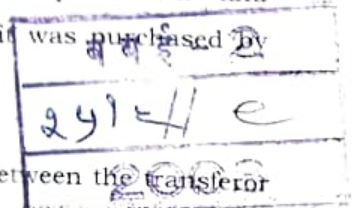
7. The Transferor has represented to the Transferee that:-

(a) He is the absolute owner of the said Flat and no other person/ persons have any interest therein.

(b) There is no encumbrance on the said Flat and no outstanding liabilities thereon.

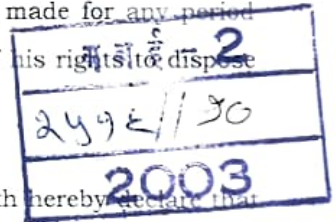
(c) He is in exclusive and peaceful possession and occupation of the said Flat since it was purchased by him.

(d) That when the Sale is concluded between the Transferor and the Transferee, payment of consideration made by the Transferee to the Transferor shall be in full and final



settlement of Transferor claims, and the Transferee will not be liable to pay any amounts of the consideration to any person/s.

- (e) That on taking possession of the said Flat the Transferee shall be entitled to occupy the same and without any claim or interruption from the Transferor or any person/persons claiming by from under or through him or any one.
- (f) That the Transferor shall pay all the dues of the said Society upto the date of handing over possession thereof and further, he shall indemnify and keep indemnified the Transferee against any claims made for any period prior to the Sale, Including that of his rights to dispose off the said Flat.



- (g) Transferor do and each of them both hereby declare that they have not created any third party right, title and interest and/or restrained by any order/s of the court/s and/or any prohibitory order/s issued by the Government or semi-Government authority from selling, transferring and/or disposing off the said Premises and/or handing over quiet, vacant and peaceful possession of the said Premises and/or has directly and indirectly agreed to sell the said Premises and the said shares, to any third party in any manner whatsoever and that the Transferor are entitled to deal with and dispose off the same as is sought to be done by virtue of these presents. Transferor agree to indemnify and keep indemnified and save harmless forever the Transferee from all claims, demands, suits, actions etc. that may be made by any Government or semi Government authority or any party in respect of the said Premises and/or the said shares by, through, under and in trust of the Transferor.



*Handwritten signature*

8. The Transferor is aware that relying on the said representations the Transferee have purchased the said Flat.

9. The Transferor shall hand over to the Transferee:-

- (I) The Original Certificate of Share as described above together with the duly executed Transfer Form,
- (II) Transfer form of Bombay Electric Supply and Transport Undertaking, for transfer of Meter No. \_\_\_\_\_ and all other documents as required by the said Society.

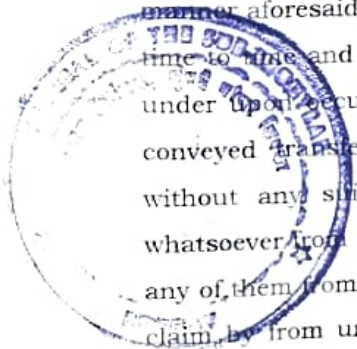
10. If any premium is required to be paid for consent/transfer by the said Society, then the same shall be borne equally by the Transferor and the Transferee.

11. The Transferee shall pay the Stamp Duty charges levied on this Deed of Transfer.

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their respective
२००५

12. Each party shall bear and pay their respective Advocates/Solicitors fees, as well as brokerage charges.

13. The Transferor doth hereby covenant that he has in himself good right, full power and absolute authority to grant convey transfer and assure the said Flat hereby granted, conveyed transferred and assured or intended so to be unto and to the use of the Transferee in manner aforesaid, AND THAT it shall be lawful for the Transferee from time to time and at all times hereafter peaceably and quietly to hold under upon occupy possess and enjoy the said Flat hereby granted conveyed transferred and assured for their own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Transferor or his successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim, by from under or any of them, AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and



*[Handwritten signature]*

*[Handwritten text]*

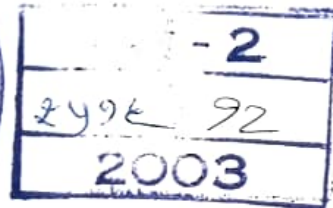
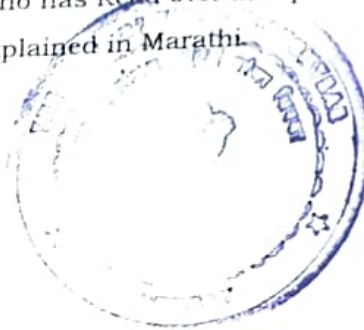
for ever discharged or otherwise by the Transferor well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates titles charges and encumbrances whatsoever either already or hereafter made executed occasioned or suffered by the Transferor or any of them or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for him or any of them AND FURTHER that he the Transferor and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity in the said Flat hereby granted conveyed transferred and assured or any part thereof by from under or in trust for him the Transferor or his heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Transferee do and execute or cause to be done or executed all such further and other lawful and reasonable acts deeds matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Transferee in manner aforesaid as shall or may be required by the Transferee their successors or assigns or their counsels in law for assuring the said Flat and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Transferee in manner aforesaid.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and year first herein above written.

SIGNED SEALED & DELIVERED )  
 By the withinnamed "TRANSFEROR" )  
 MR.SAKHARAM GENOO GAIKWAD )  
 In the presence of ANANT S.GAIKWAD )  
 Who has Read over interpreted and )  
 explained in Marathi. )

*S.G. Gaikwad*

*Anant S.G.*



SIGNED SEALED & DELIVERED )  
 By the withinnamed "TRANSFEREES" )  
 MR. YADGIRI NARSIMHA SWAMI )  
 GURRAM )  
 In the presence of ..... )  
 ..... )



FILE

RECEIPT

RECEIVED the day and year first herein above written of and from within named the Transferee the sum of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) as and by way of Cheque No.264790 dated 12/3/2001, for a sum of Rs.1,25,000/- (Rupees One Lakhs Twenty Five Thousand only) and Cheque No.010167 dated 26/3/2001, for a sum of Rs.1,00,000/- (Rupees One Lakhs only) and Cheque No.061330 dated 26/3/2001 drawn on Abhudaya Co-operative Bank Limited, Worli Branch, makes in the aggregate the sum of Rs.4,75,000/- (Rupees Four Lakhs Seventy Five Thousand Only) being the full consideration money above mentioned to be paid by them to me.

- 2  
 2492 / 93  
 2003

Rs.4,75,000/-  
 I SAY RECEIVED

TRANSFEROR  
 MR.SAKHARAM GENOO GAIKWAD

WITNESS:

1.

2.

Read over interpreted and  
 Explained in Marathi by me.



ANANT SAKHARAM GAIKWAD.

*Anant S. G.*

आदर्श नगर श्रमिक को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.  
Adarsh Nagar Shramik Co-operative Housing Society Ltd.

Estd : 15-8-1953 Regd. No. BDM. (W-G/South) HSG (OH) 3412  
कार्यालय : वल्लभ नगर, आदर्शनगर, वळी, मुंबई - ४०० ०२५. रजि. नं. ३४१२  
Office : Welfare Centre, Adarsh Nagar, Worli, Mumbai - 400 025



Ref. No. H-5/13/April 03

Date 21-4-2003  
दिनांक

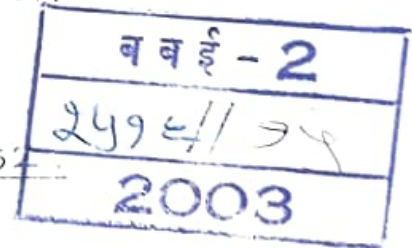
TO WHOMSOEVER IT MAY CONCERN.

This is to certify that BLDG. NO. 36/800  
Adarsh Nagar, Prabhadevi, Mumbai 400025  
was constructed in the year 1952-1953 as  
per records of the society.

DETAILS OF THE LAND.

Area - 220 sq. feet  
Nature use of land - Residential.  
Type of construction. - R.C.C. Const. with carlet.  
No. of floor - Gr. floor + 3rd floor (NO LIFT)  
Location of property - Prabhadevi.

B.H. & A.D. BOARD SCHEME NO. 52



C.S. No. 209.



ADARSH NAGAR SHRAMIK CO-OP. HSG. SOC. LTD

*Handwritten signature*  
HON. SECRETARY



Mem. Register No. D/36/800 Certificate No. 211

SHARE CERTIFICATE



This is to Certify that Shri/Smt. SAKHARAM GENOO GAIKWAD

is the Registered Holder of **FIVE** Shares of Rupees **TWO HUNDRED AND FIFTY ONLY**  
Numbered 1091 to 1095 inclusive

in **Adarsh Nagar Shramik Co-operative Housing Society Ltd. Bombay,**

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees **FIFTY**  
has been paid.

**Rs. 250/-**

**Given** under the Common Seal of the Society at Bombay

This 20<sup>th</sup> day of JUNE 1989


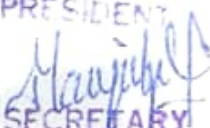
For and on behalf of

ADARSH NAGAR SHRAMIK CO-OPERATIVE HOUSING SOCIETY LTD.

[Signature] Chairman

[Signature] Hon. Secretary

**MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES**

Date of transfer	No. of transfer	Ledger folio & Name & Address	Ref. No. of Transferee	Signature
21-3-2003		SHRI. YADGIRI NARSIMHA SWAMI GURRAM.		 PRESIDENT  YON. SECRETARY