



दुय्यम निबंधक: राह दु.नि.ठाणे 7

दस्तक्रमांक व वर्ष: 5826/2011

Saturday, August 06, 2011

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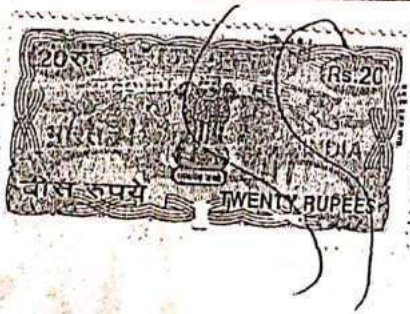
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.c.

गावाचे नाव: नवघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 976,000.00 वा.भा. रु. 976,000.00
- (2) भू-मापन, फोटोहिस्सा व घरकमांक (असल्यास) (1) सर्वे क्र.: जुना-397/1, नविन-165/1 वर्णन: 11/40- व्ही विभाग, रादनिका क्र.B/707, सातवा मजला, स्टॅन्ली पॅराडाईज, बी/विंग, शिवार गार्डनच्या मागे एस.व्ही.पी.स्कूल समोर, मिरारोड पू.
- (3) क्षेत्रफळ (1) 45.35 चौ.गि.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) मे.नवरंग-विल्डर्सचे मार्टिनर-श्री ब्रायन एस.सॉझीकरा -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: गाईदर प.; तालुका: ठाणे; पिन: -; पॅन नंबर: AAEFN2064A.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजू विजय राठोड -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: जोगेश्वरी प.मुंबई; तालुका: -; पिन: -; पॅन नंबर: AGUPR2782G.
- (7) दिनांक करून दिल्याचा 27/07/2011
- (8) नोंदणीचा 06/08/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 5826 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 41160.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 9760.00
- (12) शेरा



सह दुय्यम निबंधक वर्ग. १
ठाणे क्र. १३

वस्तु नोंदीची माहिती (Registration Details) - If Registrable Name of S.R.O.	वस्तु नोंदीसाठी (Registrable / Non-Registrable) THANE - 7
वस्तुचा स्थिति नोंदी (Flooring, etc.)	2650%
मालकीचे विवरण (Property Description in Brief)	B/107 Stanley Paradise Mira Road (E)
मोलवला रक्कम (Consideration Amount)	976,000
मुद्रा रकमेची माहिती (Stamp Purchaser's Name)	RAJU VIJAY RATHOD
इतर कोणत्याही व्यक्तीचे नाव (Name of the other Party)	M/S NAVRANG BUILDERS
द्वारे (If Through Name & Address)	Raju
मुद्रा रकमेची रक्कम (Stamp Duty Amt.) अक्षरे (In words)	11160
माहिती देणाऱ्या व्यक्तीची पूर्ण स्वाक्षरी व मुद्रा (Authorized Person's Full Signature & Seal)	

Rs no 5000

समट मुद्रा...
साह. / डुय्यन निधीक-ठाणे-७

THE KARNATAKA BANK LTD.
Authorized Signatory

AGREEMENT FOR SALE

ट.म.न.-७

ARTICLES OF AGREEMENT made, entered into & executed at Thane on this 27 day of July 2011.

at 12011
9/42



M/S. NAVRANG BUILDERS, a Partnership Firm, carrying on business at Church Road, Bhayander (W), Taluka & Dist. Thane, hereinafter called the "BUILDERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or persons for the time being of the said firm and their respective heirs, executors, administrators and assigns) of the **ONE PART;**

AND

MR./MRS./MS. RAJU VIJAY RATHOD

Age:..... years, Occupation....., Residing at: R. No. 77,
SONABAI CHAWL, GANESH NAGAR, BEHRAM BAVAS,
JOGESHWARI (W.), MUMBAI - 400 102

hereinafter called "THE PURCHASER/S" (which expression shall mean and include his/her/their heirs, executors, administrators and assigns) **OTHER PART**

INDIA
Stamp Duty
Rs. 0041160/-
66508
179480
JUL

दसा क्रमांक ५६२६ १२०११	
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WHEREAS

Originally one Julie Lazarous Gomes & others, were the joint owners and jointly seized and possessed of all those pieces or parcels of lands bearing Old Survey No. 397, New Survey No. 165, Hissa No. 1, admeasuring about 2050 sq.mtrs., of Revenue Village Navghar, Taluka & Dist. Thane, within the limits of Mira Bhayander Thane District, the Registration Sub-District Bhayander Thane District, and more particularly described in the Schedule mentioned hereunder (hereinafter for the sake of brevity referred to as 'The Said Property)' together with other properties.

AND WHEREAS by a Release Deed Dated 20th November, 1997, the said Shri Stanley William Rodrigues, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of one Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed Dated 13th May, 1998, the said Shri Gerald William Rodrigues, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of one Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed Dated 13th May, 1998, the said Shri Xavier William Rodrigues, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of one Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.



AND WHEREAS by a Release Deed Dated 21st March, 2000, the said Smt. Julie Lazarous Gomes, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of one Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed 21st March, 2000, the said Smt. Sybel Joseph Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said

property, together with other properties, in favour of One ~~Shri Brine S. Rodricks~~ & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

श्री ब्रिने - १९	
दस्ता क्रमांक	५८२
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AND WHEREAS by a Release Deed Dated 9th July, 2000, the said Smt. Gracy George Rodricks alias Gracy Augustine D'Souza, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri. Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed Dated 9th July, 2000, the said Shri. Jerome George Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed Dated 9th July, 2000, the said Shri Trevor George Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed Dated 9th July, 2000, the said Shri Clifford George Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed Dated 22nd August, 2000, the said Smt. Julie George Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein

AND WHEREAS by a Release Deed Dated 22nd August, 2000, the said Shri Jude George Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the

said property, together with other properties, in favour of One Smt. Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein

Handwritten signature	Handwritten signature
दस्ता क्रमांक	402 120??

AND WHEREAS by a Release Deed Dated 22nd August, 2000, the said Smt. Virgin George Rodricks, alias Virgin Santu Dias, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein

AND WHEREAS by a Release Deed Dated 10th October, 2000, the said Smt. Blanche M. Coutinho, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein

AND WHEREAS by a Release Deed Dated 10th October, 2000, the said Smt. Joyce S. Rokade, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein

AND WHEREAS by a Release Deed Dated 14th October, 2000, the said Shri Kenneth George Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein

AND WHEREAS by a Release Deed Dated 14th October, 2000, the said Shri Harvey George Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said property, together with other properties, in favour of One Shri Brine S. Rodricks & Shri Wigbert S. Rodricks, absolutely and forever, upon the terms and conditions mentioned therein.

AND WHEREAS by a Release Deed Dated 15th February, 2001, the said Smt. Maria S. Rodricks, being the other co-owner of the said property have released, relinquished and/or surrendered all their joint undivided share in the said

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दस्त क्रमांक 422 12011

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

1. The Builders hereby agree to allot and sale on ownership basis the Flat/ Shop No. B.1707, admeasuring.....488.....sq. ft. (Super Built up) equivalent to 45.35 sq. mtrs. (Super Built Up) area, on 7th Floor, in the building "STANLEY PARADISE" for a total consideration of Rs. 3,05,976.1 (Rupees THREE LAKH FIVE THOUSAND NINE HUNDRED SEVENTY SIX ONLY..... only) and the purchaser agreed to purchase on ownership basis [hereinafter referred to as "THE SAID PREMISES"].

2. The Builder asked the Purchaser to make the payment of the above consideration amount in the following manner :-

- i) 15% - at the time of Booking
- ii) 15% - upon completion of plinth
- iii) 7% - upon casting 1st Slab
- iv) 7% - upon casting 2nd Slab
- v) 7% - upon casting 3rd Slab
- vi) 7% - upon casting 4th Slab
- vii) 7% - upon casting 5th Slab
- viii) 7% - upon casting 6th Slab
- ix) 7% - upon casting 7th Slab
- x) 7% - upon casting 8th Slab
- xi) 7% - on completion of Brick & Plaster work.
- xii) 7% - against delivery of the possession of the premises.



3. The Purchaser paid Rs. 3,05,976.1 Rupees THREE LAKH FIVE THOUSAND NINE HUNDRED SEVENTY SIX ONLY..... only) on the execution of this agreement (the receipt of which the Builders do hereby admit and acknowledge hereunder). The amount outstanding and payable by the Purchaser to Builders is Rs. NIL...../(Rupees..... only).

Sunil B. Garodia

दस्ता क्रमांक	422/12022
	22/42

B. Com. L. L. B.
ADVOCATE, HIGH COURT

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401 101. ☎ : 2819 1929 • 2819 1651

Ref. No.: _____

Date: 2/01/2008

"TITLE CERTIFICATE"

SMT. JULIE JURAN RODRICKS & OTHERS, residing at Bhayander, Taluka & Dist. Thane, have handed over the documents in respect of pieces or parcels of lands situate, lying and being at Village Navghar, Taluka & Dist. Thane, bearing Old Survey No.397, New Survey No.165, Hissa No.1, admeasuring about 20.5 Gunthas, (hereinafter referred to as "the said property").

Originally Smt. Julie Juran Rodricks & others, were the joint owners in respect of the said property.

By a Letter bearing No. 149 dated 8/12/2007, The Estate Investment Corp Pvt. Ltd., have given their No Objection in respect of the said property as mentioned therein.



I have investigated the title in respect of the said property and to the best of my knowledge and belief, the title of SMT. JULIE JURAN RODRICKS & OTHERS, to the said property, is clear, marketable and free from all encumbrances, whatsoever.

Sunil B. Garodia

SUNIL B. GARODIA
(Advocate, High Court, Mumbai)

Sunil B. Garodia

Advocate, High Court
101, Vendors Chambers,
Mahesh Nagar No. 1,
Bhayandar (W), Thane - 401 101

Sunil B. Garodia

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401 101. ☎ : 2819 1929 • 2819 1651

Ref. No.: _____

ट.न.न.-७
दस्ता क्रमांक ५२८/२०११
२८ / ५८

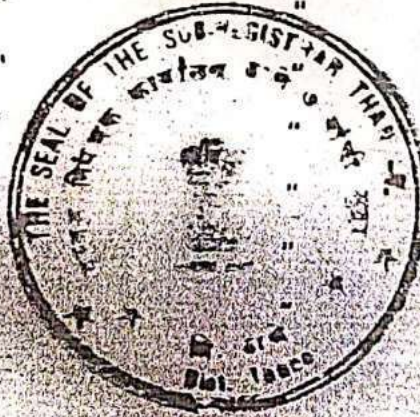
B. Com. L. L. B.
ADVOCATE, HIGH COURT

Date: 9/1/2008

**SEARCH REPORT
PROPERTY DETAILS**

Search taken by me in respect of pieces or parcels of land in Village Navghar, Taluka & Dist. Thane, bearing Old S. No.397, New Survey No.165, Hissa No.1. adm. about 20.5 Gunthas, at Sub-Registrar office at Thane/Bhayandar, from 1st day of January, 1978 to 31st day of December, 2007, which is as follows :-

Year	NO TRANSACTION DETECTED
1978	NO TRANSACTION DETECTED
1979	" "
1980	" "
1981	" "
1982	" "
1983	" "
1984	" "
1985	" "
1986	" "
1987	" "
1988	" "
1989	" "
1990	" "
1991	" "
1992	" "



ट.न.न.-७	
दस्त क्रमांक	५८२६/२०११
२९	५८

-: 2 :-

- 1993
- 1994
- 1995
- 1996
- 1997
- 1998
- 1999
- 2000
- 2001
- 2002
- 2003
- 2004
- 2005
- 2006
- 2007



Since then the Registration Records are not completed till to-day. However on scrutiny it is found that no document is lodged for registration in respect of the said property till to-day.

Sunit R. Gardia
SUNIT R. GARDIA
 (Advocate, High Court, Mumbai)

गांव नमुना खात (अधिकार अधिक लेख पत्रक)

पांच नवंबर
तालुका - टाणे

जु. त. (3 एव 19)

पूमापन क्रमांक	पूमापन क्रमांकाचा उपविभाग	पूमापना प्रकार	विवरण	ज्याचे क्रमांक न. - ७
न.स. १६५	१		१. नीमणी उमुणे मुकादस रोजी २. नीमणी उमुणे मुकादस रोजी ३. नीमणी उमुणे मुकादस रोजी ४. नीमणी उमुणे मुकादस रोजी ५. नीमणी उमुणे मुकादस रोजी ६. नीमणी उमुणे मुकादस रोजी ७. नीमणी उमुणे मुकादस रोजी ८. नीमणी उमुणे मुकादस रोजी ९. नीमणी उमुणे मुकादस रोजी १०. नीमणी उमुणे मुकादस रोजी ११. नीमणी उमुणे मुकादस रोजी १२. नीमणी उमुणे मुकादस रोजी १३. नीमणी उमुणे मुकादस रोजी १४. नीमणी उमुणे मुकादस रोजी १५. नीमणी उमुणे मुकादस रोजी १६. नीमणी उमुणे मुकादस रोजी १७. नीमणी उमुणे मुकादस रोजी १८. नीमणी उमुणे मुकादस रोजी १९. नीमणी उमुणे मुकादस रोजी २०. नीमणी उमुणे मुकादस रोजी २१. नीमणी उमुणे मुकादस रोजी २२. नीमणी उमुणे मुकादस रोजी २३. नीमणी उमुणे मुकादस रोजी २४. नीमणी उमुणे मुकादस रोजी २५. नीमणी उमुणे मुकादस रोजी २६. नीमणी उमुणे मुकादस रोजी २७. नीमणी उमुणे मुकादस रोजी २८. नीमणी उमुणे मुकादस रोजी २९. नीमणी उमुणे मुकादस रोजी ३०. नीमणी उमुणे मुकादस रोजी ३१. नीमणी उमुणे मुकादस रोजी ३२. नीमणी उमुणे मुकादस रोजी ३३. नीमणी उमुणे मुकादस रोजी ३४. नीमणी उमुणे मुकादस रोजी ३५. नीमणी उमुणे मुकादस रोजी ३६. नीमणी उमुणे मुकादस रोजी ३७. नीमणी उमुणे मुकादस रोजी ३८. नीमणी उमुणे मुकादस रोजी ३९. नीमणी उमुणे मुकादस रोजी ४०. नीमणी उमुणे मुकादस रोजी	१२ १७०१ १५
हंगामची क्षेत्र			हे. आर. प्रति	
पकण			०-२०-५	
पकण			०-२०-५	
पकण			९-७५	

पो. त. (लागवडी घोग व तालेले)
वर्ग (अ)
वर्ग (ब)

आकारगी
जुडी किता विभाग आकारगी

गांव नमुना खात (पिकेची नोंद घेऊन)

वर्ग	हंगाम	स्थापनातील क्षेत्राचा तपशील										आकार				
		दिग्ध पिकात्पातील क्षेत्र					निर्भेद्य पिकात्पातील क्षेत्र									
		पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक	पिकात्पातील क्षेत्राचा क्रमांक					
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
		हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.
२००२ ७																

अस्तक वरदुकुम स्वरी नयकला विली असं.

तारीख १८/१०/१३

ता. ठाणे, जि. ठाणे

भातकर वानखेडे, अप्पर जिल्हाधिकारी व तक्षम प्राधिकारी, ठाणे नागरी संकुलन,
 वृहन्मुंबई नागरी संकुलना समीक्षणातील ८ कि. मी. परिसर, ठाणे पांचे



ट.न.न.-७

घरलसी/टीए/गा. नं. १४१/१९९१

१९९१/१९९५

श्रीमती ज्युली जॉर्ज रॉडोक्स

रा. गोमूस्टीट, भाईदर, ता. जि. ठाणे.

नागरी जमिन [कामल धारणा व विनियमन]

अधिनियम १९७६ चे कलम ८ [४] खालील

आदेश

१] ज्याअर्था मोजे - भाईदर हे गांव वृहन्मुंबई नागरी संकुलनाचे ८ कि.मी. परिघस्त क्षेत्रात येत असल्याने त्याचे नागरी जमिन कामल धारणा कायदा १९७६ च्या तरतुदी लागू झाल्याने विवरणप्रसारक पांचे वतीने श्री. स्टॅनली जे. रॉडोक्स यांनी उक्त कायद्याच्या कलम ६ [१] खाली निम्न लिखित जमिनीचे विवरणप्रसारक दिनांक १०.९.१९७६ रोजी दाखल केले आहे.

विवरणप्रसारक जमिनीचे विवरण

गांव	जुना	स. नं./दि. नं.	क्षेत्र चौ.
नवधर	२४०/११	१८५/११	१२४०.००
	३९७/१	१६५/१	३०५०.००
	४०२/४	१७४/४	१६२०.००
	४०२/५	१७४/५	१३४०.००
गोडदेव	३६७/३	६४/३	२२८०.००
	३८३/२ब	६१/२ब	३००.००
	३८३/७	६१/७	१७५०.००
	३८३/२४	६१/२४	२३०.००
	३८३/२५ब	६१/२५ब	२०.००
	३८१/११	६६/११	४००.००
	३८४/६	६२/६	२००.००
	३८४/७पे	६२/७पे	७१०.००
	३८४/८पे	६२/८पे	२२३०.००
	३६६/४	६३/४	२८०.००
३६५/१२	७१/१२	५१०.००	
			<u>१४, ४२०.००</u>

