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AND WHEREAS the Vendor has purchased the aforesaid Flat from M/s. SHREE KRISHNA ENTERPRISES Office of sub-Register Ulhasnagar -2, Dist. Thane. vide Reg. No. 1382/2012, Date 06/02/2012, And it is free from all doubts, demands, defects or encumbrances of any nature.

AND WHEREAS the transferor also holds share Certificates No. 008. Comprising of share No. 071 TO 080 each as the bonfide member of the society.

AND WHEREAS the Transferors for his convenience decided to sale the forces and Flat on OWNERSHIP BASIS. And whereas the transferee being in need of suitable accommodation come to known of the same. Approached the Transferor and offered to purchase the said Flat along with the right, title interest in upon along with the right, title interest in and along with the benefits of share Certificates bearing No.071 to 080 of Rs. 50/- each at the said premises a total consideration of Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only).

AND WHEREAS In pursuance to the said offer the party of the second part the details of the same is given as under:

ses Fifty Thousand Only). Paid By

Cheque no. 100031, Abhyudaya Co-op Bank Ltd.

Rs. 1,00000/- (Rupces One Lakh Only) Paid By

Cheque no. 100035, Abhyudaya Co-op Bank Ltd.

12,00,000 Rupees Twelve Lakh Only) By Loan.

. Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only).

AND NOW THEREOF AGREEMENT WITNESS AND IT IS HERE BY MATUALLY AGREED BY AND

1. The Transferors both hereby agrees and assures to sale and assign and the Transferee hereby agreed and assurance to purchase and acquire the right, title, and interest in and upon the said premises at for a lump sum price of . Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only). The said Flat more particularly described in the schedule hereunder written (hereinafter referred to as 'THE SAID PREMISES' For the sake of brevity).

M.T. Shirsat.

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ड न.२ 5096 उहन.२ Village MANJARLI 20919 92364 Market Value Actual Value 13,50,000/-30 Flat Area 26.00 sq.mtr. Carpet. Stamp Duty G SAVITRI AAWA AGREEMENT FOR SALE INTO ENTERED THIS AGREEMENT FOR SALE IS MADE & BADLAPUR, DIST. THANE ON THIS 21st DAY OF September 2017. Mr.RAMESH DINKAR DEVKAR. Age 38 year, Occupation: Service. Residing at: Maruti Mali Chawl. Ghodapdev, Byculla, Mumbai-400033. Herein after called "VENDOR/TRANSFEROR" (which expression shall unless it be Repugnant to the context or meaning thereof mean and include his Legal heirs executors, administrators, NKAR DEVKA and assigns) THE PARTY OF THE FIRST PART. AND Mr. MARUTI TRIMBAK SHIRSAT. Age 37 year, Occupation : Service. Mrs. RUKHMINI MARUTI SHIRSAT. Age 32 year, Occupation : Housewife, Only Residing at: Room No. 224/14, Ishwar Krupa Chawl, Mohananand Nagar, Manjarli Road, Badlapur(West). Hereinafter called as "PURCHASER/ TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning and with RB heirs executors, administrators and assigns) THE PARTY OF THE WHEREAS the Transferors owns and possess and/or otherwise well-and sufficient entitled as Flat No. 302, Third Floor, A Wing, having 26.00 Sq. mtr. Carpet. Known Building, "SAVITRI AAWAS CO-OPERATIVE HOUSING SOC.LTD" Constructed, Gat. No. 47 Out Of Plot No. 5, area admeasuring about 460 Sq.war. It Means 384.61 Sq.mtr., Plot No. 6, area admeasuring about 350 Sq.war., Plot No. 7, area admeasuring about 350 Sq.war. Village: MANJARLI, Tal. Ambarnath, Dist-Thane Fitted with Consumer No.021700152780 Electric Mtr No. -8200021361, also including the more particularly described in the Schedule hereinafter referred as 'SAID PROPERTY'. XXXIII To M.T. Shirset.

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IN WITNESS WHEREOF, the parties hereto have set their respective on the day,

month & year hereinabove mentioned.

SIGNED SEALED READ HEARD UNDERSTOOD & DELIVERED BY THE WITHIN NAMED VENDOR

Mr .RAMESH DINKAR DEVKAR.





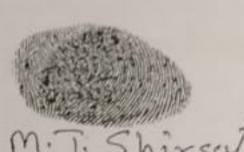
VENDOR

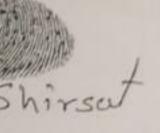
IN THE PRESENCE OF.

Shinder S

SIGNED SEALED READ HEREIN UNDERSTOOD & DELIVERED BY THE WITHNAMED PURCHASER

Mr. MARUTI TRIMBAK SHIRSAT.







R.M. Shirsolt.



PURCHASER

Mrs. RUKHMINI MARUTI SHIRSAT.

IN THE PRESENCE OF.



21/09/2017 1 36:48 PM

दस्त गोषवारा भाग-2

उहन230/36 दस्त क्रमांक: 12395/2017

इस्त कमांक : उह्न2/12395/2017 इस्ताचा प्रकार :-करारनामा

पक्षकाराचे नाव व पत्ता अनु क

नाव:रमेश दिनकर देवकर ---पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मारुती माळी चाळ, घोडपदेव, भायखळा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AEVPD6956P

नाव:मारुती त्रिंबक शिरसाट - -2 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं. 224/14, ईश्वर कृपा चाळ, मोहनानंद नगर, मांजर्ली रोड, स्वाक्षरी:-बदलापूर पश्चिम , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:CMYPS7589C

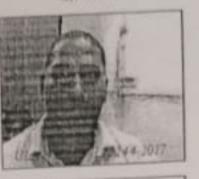
नाव:रुखिमणी मारुती शिरसाट - -पत्ताः प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं 224/14, ईश्वर कृपा चाळ, मोहनानंद नगर, मांजर्ली रोड, स्वाक्षरी-बदलापूर पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे पॅन नंबर

पक्षकाराचा प्रकार लिहन देणार वय:-38 स्वाक्षरी:-

लिहन घेणार वय:-37 MiTshirselt

लिह्न घेणार वय:-32

अंगठ्याचा उसा खायाचित्र











वरील दस्तऐवज करन देणार तथाकथीत करारनामा चा दस्त ऐवज करन दिल्याचे कवुल करतात. शिक्षा क्र.3 ची वेळ:21 / 09 / 2017 01 : 26 : 34 PM

ओळख:-खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

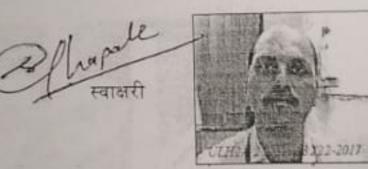
अनु पक्षकाराचे नाव व पत्ता

नाब:शंकर हरिभाऊ फापाळे - -वय:42 पत्ताःराधव अपा, मांजर्ली, बदलापूर पिन कोड:421503

नाव:प्रकाश गणपत हिंदुराव - -वय:36 पत्ता:राधव अपा,मांजली बदलापूर पिन कोड:421503

छायाचित्र

अंगठ्याचा ठसा









शिक्का क्र.4 ची वेळ:21 / 09 / 2017 01 : 27 : 59 PM

शिक्का क 5 चे वेळ:21 / 09 / 2017 01 : 28 : 06 PM नोंदणी पुस्तक 1 मध्ये

Sub Regist ar Ulhasnagar 2

प्रमाणित करणेत येते की, या दस्तामध्ये एक्ण३०... पाने आहेत. पुरतक १ वे क्रमांक उहन-२ 923 ९५ / २०१७ वर नोंदला. कि. 291.08 12094

सह द

12395 /2017

EPayment Details

Epayment Number MH005579609201718E

éfacement Number 9003 121700201718

Knownfour Rights as Registrants

2. Get print immediately after registration.

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8. THIS AGREEMENT shall always be subject to the provisions of the Maharashtra Ownership Act 1970 & Maharashtra Ownership Regulation of the promotion of construction, sale, management and transfer) act. 1963 and rule made there under.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of Residential premises as Flat No. 302, Third Floor, A Wing, having 26.00 Sq. mtr. Carpet. Known as Building, "SAVITRI AAWAS CO-OPERATIVE HOUSING SOC.LTD" Constructed. Gat. No. 47 Out Of Plot No. 5, area admeasuring about 460 Sq.war. It Means 384.61 Sq.mtr., Plot No. 6, area admeasuring about 350 Sq.war., Plot No. 7, area admeasuring about 350 Sq.war. Village: MANJARLI, Tal. Ambarnath, Dist-Thane and bounded within the limits of Kulgaon Badlapur Municipal Council no Lift Facility Year of Constructed

M.T. shirsat



Kamy.



21/09/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक: 12395/2017

नोदंणी : Regn:63m

गावाचे नाव: 1) मांजर्ली

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

1350000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)

1230000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:कुळगांव-बदलापूर इतर वर्णन :, इतर माहिती: मौजे मांजर्ली,गट नं. 47 पैकी,प्लॉट नं. 5,क्षेत्र 460 चौ.वार म्हणजेच 384.61 चौ.मी.,प्लॉट नं. 6,क्षेत्र 350 चौ.वार,प्लॉट नं. 7,क्षेत्र 350 चौ.वार यावरील सावित्री आवास को. ऑप हौ. सोसा. लि,ए विंग,सदिनका क्र. 302,तिसरा मजला,क्षेत्र 26.00 चौ.मी. कारपेट((Survey Number: 47;))

(5) क्षेत्रफळ

1) 26.00 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ताः 1): नाव:-रमेश दिनकर देवकर - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मारुती माळी चाळ, घोडपदेव, भायखळा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-AEVPD6956P

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-मारुती त्रिंबक शिरसाट - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रूम नं: 224/14, ईश्वर कृपा चाळ, मोहनानंद नगर, मांजर्ली रोड, बदलापूर पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421503 पॅन नं:-CMYPS7589C
2): नाव:-रुख्मिणी मारुती शिरसाट - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारुतीचे नाव: रूम नं: 224/14, ईश्वर कृपा चाळ, मोहनानंद नगर, मांजर्ली रोड, बदलापूर पश्चिम, ब्लॉक नं: -,

(9) दस्तऐवज करुन दिल्याचा दिनांक

21/09/2017

(10)दस्त नोंदणी केल्याचा दिनांक

21/09/2017

(11)अनुक्रमांक,खंड व पृष्ठ

12395/2017

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

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(13)बाजारभावाप्रमाणे नोंदणी शुल्क

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(14)शेरा

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मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-:



रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-

rpanchayat or Cantonment

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.