

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 6,000,000.00
बा.भा. रु. 5,602,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
(1) वर्णन: (झोन नं.5/19/5फ)टिका नं.12,सि.स.नं.52/ब,ऑफिस नं.302,तिसरा मजला,बंगश्री टॉवर को-ऑप हौ सोसा लि.,चरई,पाचपाखाडी ठाणे,मुंबई मुद्रांक अधिनियम 1958 चे करण्यात आलेल्या सुधारणा अनु. 5 (ग-अ) 2 नुसार मिळकतीचे मुल्यांकन रु 5602000/- मोबदला रु 6000000/- असुन 25(डी) नुसार देय मु शु रु 300000/- इतके आहे. विकासक व गुंतवणुकदार यांच्यामध्ये दि 30/8/2010 रोजी निष्पादीत झालेला व नोंदलेला करार करार ट न न -1-6995/2010 दि 30-8-2010 असुन त्यामधील मु शु रु 257450/- पैकी रु 100/- इतके मुळ दस्तास ठेवुन उर्वरीत आवश्यक मु शु रु.42550/- इतके समायोजित करुन मु शु रु 42550/- वर हा दस्त निष्पादीत केला असे समजुन दस्त नोंदविणेत येत आहे,त्यामुळे ठाणे -1येथील दस्त क्र 6995/2010 ने लि देणार यांचा निर्माण झालेला हक्क संपुष्टात येऊन तो खरेदीदार यांच नावे तबदिल होत आहे.
(1)62.24 चौ मी बिल्टअप.
- (3)क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
(1)
- (5) दस्तऐवज करुन देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) जगदिश चिमणराव दिघे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: 701,समीर टॉवर,नौपाडा ठाणे प; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABQPD0691K.
- (6) दस्तऐवज करुन घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) मे.बायोट्रॉनिक्स इक्वीपमेंटस प्रा लि तर्फे डायरेक्टर श्री.अभय अनंत धोत्रे - -; घर/फ्लॅट नं: 504,रिना कॉम्पलेक्स,विद्याविहार मुंबई-86; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AACCB8627K.
- (7) दिनांक करुन दिल्याचा 16/05/2011
- (8) नोंदणीचा 16/05/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 3218 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 300000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



दुय्यम निबंधक ठाणे - 9

THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP
Customer Copy

Branch: Thane No. 920397
Date: 15/05/2011
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	₹	<u>425501</u>
Service Charges	₹	<u>10</u>
Total	₹	<u>425601</u>

Pan No. :-

Name & Address of Stamp duty paying party
Biometrics Equipment
Tel. No. / Mobile No.: 9820593353
Name of the counter party Prs Ltd.

Purpose of Transaction
For Franking Documents Agreement for Sale
₹ 425601 →

Cash/DD/PayOrder/Cheque No. _____

Bank Name COSMOS Bank

Branch _____

Purchaser's Signature
(Paying Party)

(For Bank's Use only)

Franking Sr. No. 278243

Tran ID 69697



The Cosmos Co-op. Bank Ltd.



For THE COSMOS CO-OP. BANK LTD.

Authorised Signatory

IF Registrable Name of S. R. O. _____	IF Registrable Name of S. R. O. _____
IF Property Description in brief _____	IF Property Description in brief _____
IF Stamp Purchase Amount _____	IF Stamp Purchase Amount _____
IF Stamp Purchase Name _____	IF Stamp Purchase Name _____
IF Name of the other Party _____	IF Name of the other Party _____
IF through Name & Address _____	IF through Name & Address _____
IF Stamp Duty Amount _____	IF Stamp Duty Amount _____

FOR THE COSMOS CO-OP. BANK LTD.



Authorised Signatory

मुद्रांक फ्रँकिंग अर्थात स्टॅम्प ड्युटी देण्यासाठी तपासले
एस.एम.एस./संश्लेषित प्राधिकृत अधिकार्याशी
नीचरून संपर्क साधून, नेहळ बरोबर जाबकूनू आला.

सली-16/11
सह/दुय्यम निबंध

AGREEMENT FOR SALE

The Cosmos Co-operative
Bank LTD., Thane
Branch, Thane
D-5/STP(V)/C.R.1004/05/200
4/1765-67

भारत 78343 Special Adhesive महाराष्ट्र
173809 MAY 13 2011
zero zero four two five five zero 16:48
R.0042550/-PB5157
INDIA STAMP DUTY MAHARASHTRA

THIS AGREEMENT is made and entered into at
THANE on this 16th day of MAY, 2011 BETWEEN

टनन-9
दस्त क्रमांक 329 (1009)
9/1/11

SHRI. JAGDISH CHIMANRAO DIGHE, Age 60 years, Occupation: Business, PAN NO. ABQPD0691K, residing at 701, Sameer Tower, Ram Maruti Cross Road, Naupada, Thane (W), hereinafter referred to as the **"TRANSFEROR"** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and be deemed to include his heirs, executors, administrators and assigns) of the **ONE PART; AND M/s. BIOTRONICS EQUIPMENTS PVT. LTD.**, PAN No. AACCB8627K, through it's Director **SHRI. ABHAY ANANT DHOTRE**, having office at 504, Reena Complex, Opp. Nathani Steel, Vidyavihar (W), Mumbai-400086 , hereinafter referred to as the **"TRANSFeree"** (which expression shall unless it be repugnant to the context or meaning thereof mean and deemed to include its heirs, executors, administrators and assigns) of the **OTHER PART;**

WHEREAS by an Agreement for Sale dated 30.08.2010 lodged for registration as Document No. **NN-1-06995** 2010 dated 30.08.2010, (hereinafter referred to as the Principal Agreement), the **"TRANSFEROR"** herein purchased from **M/S.SHRADDHA DEVELOPERS**, (hereinafter referred to as the 'Promoters'), a commercial premises being Office No. **302** admeasuring **670 Sq.Ft. equivalent to 62.24 Sq.Mtrs.** Carpet area, on the **Third Floor**, of the building known as **'BANGASHREE TOWER'**, constructed on a Plot of land bearing City Survey No. 52B, Tika No. 12, lying, being and situated at Charai, **वडन-9** **Panchpakhadi, Thane** and more particularly described in the schedule written hereunder (hereinafter referred to as the said Office).



वडन-9
329/2091
21/62

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AND WHEREAS after making full payment of price or consideration to the said Promoters and on complying with all the terms and conditions under the said Principal Agreement, the "**TRANSFEROR**" herein, was put into vacant, peaceful and legal possession of the said Office.

AND WHEREAS the "**TRANSFEROR**" became the member of the Co-operative Society formed in 2010 and known as **THE BANGASHREE TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED** (hereinafter referred to as the "said Society").

AND WHEREAS the "**TRANSFEROR**" as such member of the said **BANGASHREE TOWER** Co-operative Housing Society Ltd., bearing Registration No. TNA(TNA)/HSG/(TC)/21987/2010 and is holding and is in possession and occupation of the premises being the said Office No. **302**, admeasuring **670 Sq.Ft. equivalent to 62.24 Sq.Mtrs. Carpet area**, on the **Third Floor**, of the building known as '**BANGASHREE TOWER** Co-operative Housing Society Ltd.', constructed on a Plot of land bearing City Survey No. 52B, Tika No. 12, lying, being and situated at Charai, Village **Panchpakhadi, Thane**. The Share Certificate is yet not issued by the said society and the said building constructed in the year 2009, vide Occupation Certificate vide V.P. No. 2006/59 TMC/TDD/85 date 18.05.2009 and by virtue of his being member of the society is holding undivided rights, title and interest in the assets of the said Society;



दस्तावेज क्रमांक	३२९ (२०११)
दिनांक	३/१२

AND WHEREAS the "TRANSFEROR" for his own reasons intends to sale the said Office along with all his right, title and interest in the said Office and the said Shares.

AND WHEREAS being aware of the intention of the "TRANSFEROR", the "TRANSFEE" approached the "TRANSFEROR" and has offered to purchase and acquire the said Office.

AND WHEREAS after negotiations the "TRANSFEROR" has agreed to sell and the "TRANSFEE" has agreed to purchase from the "TRANSFEROR" the said Office for the consideration and upon the terms and conditions hereinafter appearing;

NOW THIS AGREEMENT THEREFORE WITNESSETH THAT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

- The "TRANSFEROR" doth hereby agree to transfer to the "TRANSFEE" and the "TRANSFEE" hereby agree to acquire from the "TRANSFEROR" said Office bearing Office No. 302, admeasuring 670 Sq.Ft. equivalent to 62.24 Sq.Mtrs. Carpet area., on the Third Floor, of the building known as BANGASHREE TOWER Co-operative Housing Society Ltd., lying, being and situated at Chari, Village Panchpakhadi, Thane and more particularly described in the



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टनन-१
३२९ (१२०१)
४/५

AND WHEREAS the "TRANSFEROR" for his own reasons intends to sale the said Office along with all his right, title and interest in the said Office and the said Shares.

AND WHEREAS being aware of the intention of the "TRANSFEROR", the "TRANSFEE" approached the "TRANSFEROR" and has offered to purchase and acquire the said Office.

AND WHEREAS after negotiations the "TRANSFEROR" has agreed to sell and the "TRANSFEE" has agreed to purchase from the "TRANSFEROR" the said Office for the consideration and upon the terms and conditions hereinafter appearing;

NOW THIS AGREEMENT THEREFORE WITNESSETH THAT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The "TRANSFEROR" doth hereby agree to transfer to the "TRANSFEE" and the "TRANSFEE" hereby agrees to acquire from the "TRANSFEROR" said Office bearing Office No. 302, admeasuring 670 Sq.Ft. equivalent to 62.24 Sq.Mtrs. Carpet area,, on the Third Floor, of the building known as 'BANGASHREE TOWER Co-operative Housing Society Ltd.', lying, being and situated at Chari, Village Panchpakhadi, Thane and more particularly described in the



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टनल-9
दस्तावेज क्रमांक 329 (12009)

schedule written hereunder TOGETHER WITH all his rights, title, interest therein along with the said shares for the price or consideration of **Rs. 60,00,000/- (Rupees Sixty Lacs Only)** to be paid as under:-

- a) Rs. 1,00,000/- (Rupees One Lacs Only) paid on or before execution, the TRANSFEROR doth hereby admit and acknowledge the receipt whereof.
- b) Rs. 4,00,000/- (Rupees Four Lacs Only) will pay on or before 15th June 2011.
- c) Rs. 10,00,000/- (Rupees Ten Lacs Only) will pay on or before 15th July 2011.
- c) Rs. 45,00,000/- (Rupees Forty Five Lacs Only) by loan within 3 months from the date of Registration, at the time of possession.



Rs. 60,00,000/-

(Rupees Sixty Lacs Only)

नं-९
दस्त्र क्रमांक 3295/2011
4/12

2. On receipt of an amount of **Rs. 60,00,000/- (Rupees Sixty Lacs Only)** being the full and final price or consideration for the said Office, payable hereunder, as per clause 1, above the "TRANSFEROR" shall handover and put the "TRANSFeree" in vacant and peaceful exclusive physical

(Handwritten signatures)

16. The principal Agreement is subject to the provisions of Maharashtra Ownership Flats Act, 1963. This agreement shall continue to remain subject to the provisions of Co-operative Society Act, 1960.
18. The Valuation of Agreement (as per Market Value) dated 30.08.2010 is Rs. 51,46,500/- and **TRANSFEROR** herein of the First Part (the **TRANSFeree** therein of the Other Part) has paid Stamp Duty of Rs. 2,57,450/-, and as per this Agreement Market Value of the said office is Rs. 60,00,000/- and Stamp Duty in respect hereof would have been Rs.3,00,000/- and the **TRANSFeree** herein eligible and entitled to claim the benefit of the Stamp Duty under Article 5g-a(ii) of the Mumbai Stamp Duty Act, 1958 therefore the **TRANSFeree** is required to pay only the sum of ~~Rs. 42,550/-~~ as Stamp Duty in respect of this Agreement.

SCHEDULE ABOVE REFERRED TO:-



ALL THAT PREMISES being Office No. 302, admeasuring **670 Sq.Ft. equivalent to 62.24 Sq.Mtrs. Carpet area**, on the **Third Floor**, of the building known as '**BANGASHREE TOWER** Co-operative Housing Society Ltd.', constructed on a Plot of land bearing City Survey No. 52B, Tika No. 12, lying, being and situated at Village Charaai, **Panchpakhadi, Thane**, Taluka & District

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दस्तावेज-१
बंदी क्रमांक 3295/2009
११/५२

Thane, within the Registration District & Sub-District of Thane and within the limits of Thane Municipal Corporation.

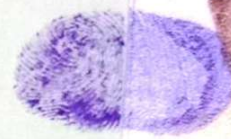
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his respective hands on the day, month and year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED)

by the withinnamed "TRANSFEROR")

SHRI. JAGDISH CHIMANRAO DIGHE)

in the presence of.....



[Handwritten signature of Shri. Jagdish Chimandrao Dighe]

1. *[Handwritten signature]*

(Raviendra Badkar)

2. *[Handwritten signature]*

(R. R. Belwalkar)



SIGNED, SEALED & DELIVERED)

by the withinnamed "TRANSFeree")

M/s. BIOTRONICS EQUIPMENTS)

PVT. LTD., thro' its Director -)

SHRI. ABHAY ANANT DHOTRE)

in the presence of.....



For BIOTRONICS EQUIPMENT PVT. LTD

[Handwritten signature of Shri. Abhay Anant Dhotre]

DIRECTOR

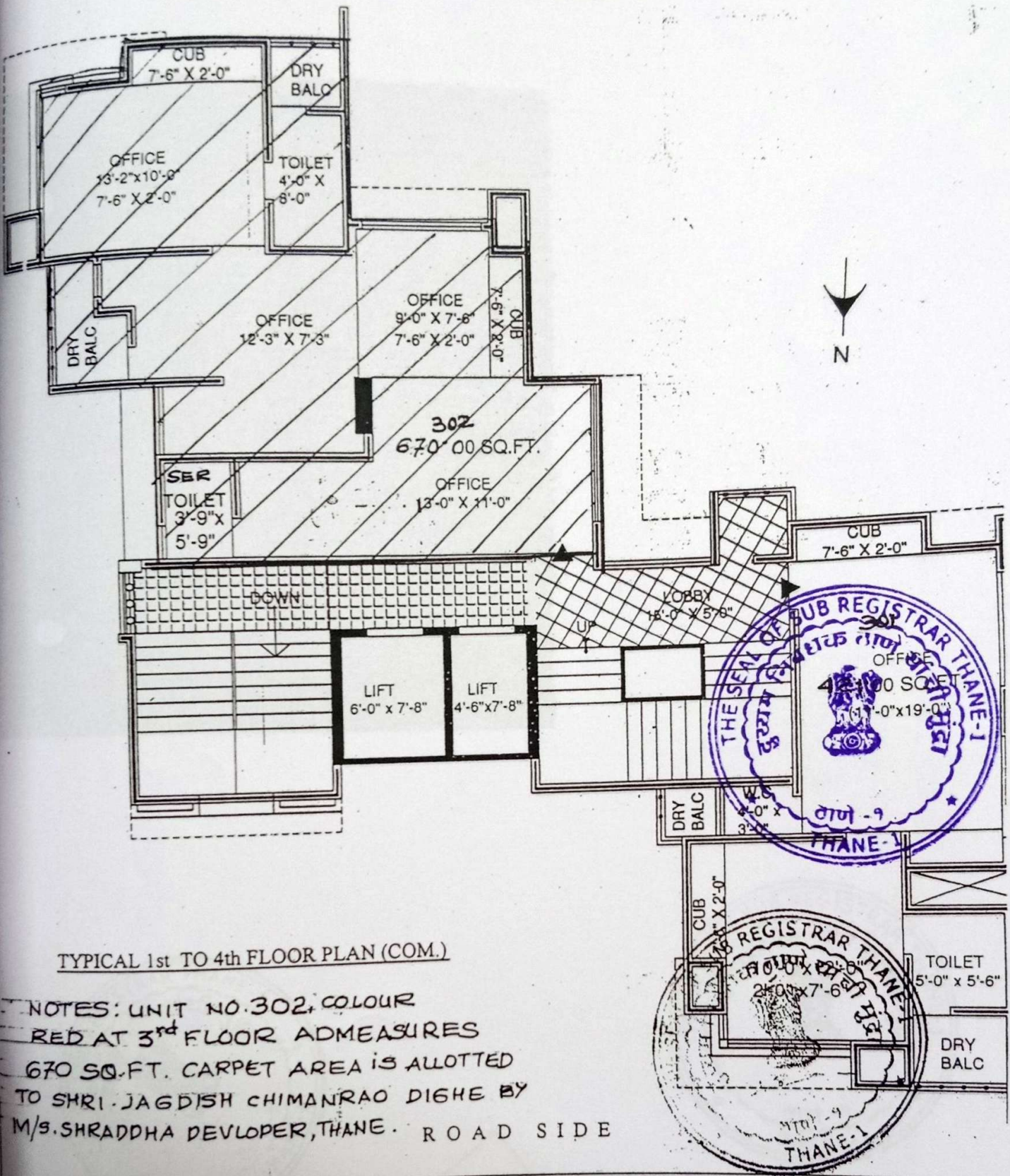
1. *[Handwritten signature]*

2. *[Handwritten signature]*

टनन-९
दस्ता क्रमांक 329 (1209)
१२१ ६२

BANGASHREE TOWER

EDALAJI ROAD, CHARAI THANE (W)



TYPICAL 1st TO 4th FLOOR PLAN (COM.)

NOTES: UNIT NO. 302, COLOUR RED AT 3rd FLOOR ADMEASURES 670 SQ. FT. CARPET AREA IS ALLOTTED TO SHRI. JAGDISH CHIMANRAO DIGHE BY M/S. SHRADDHA DEVELOPER, THANE. ROAD SIDE

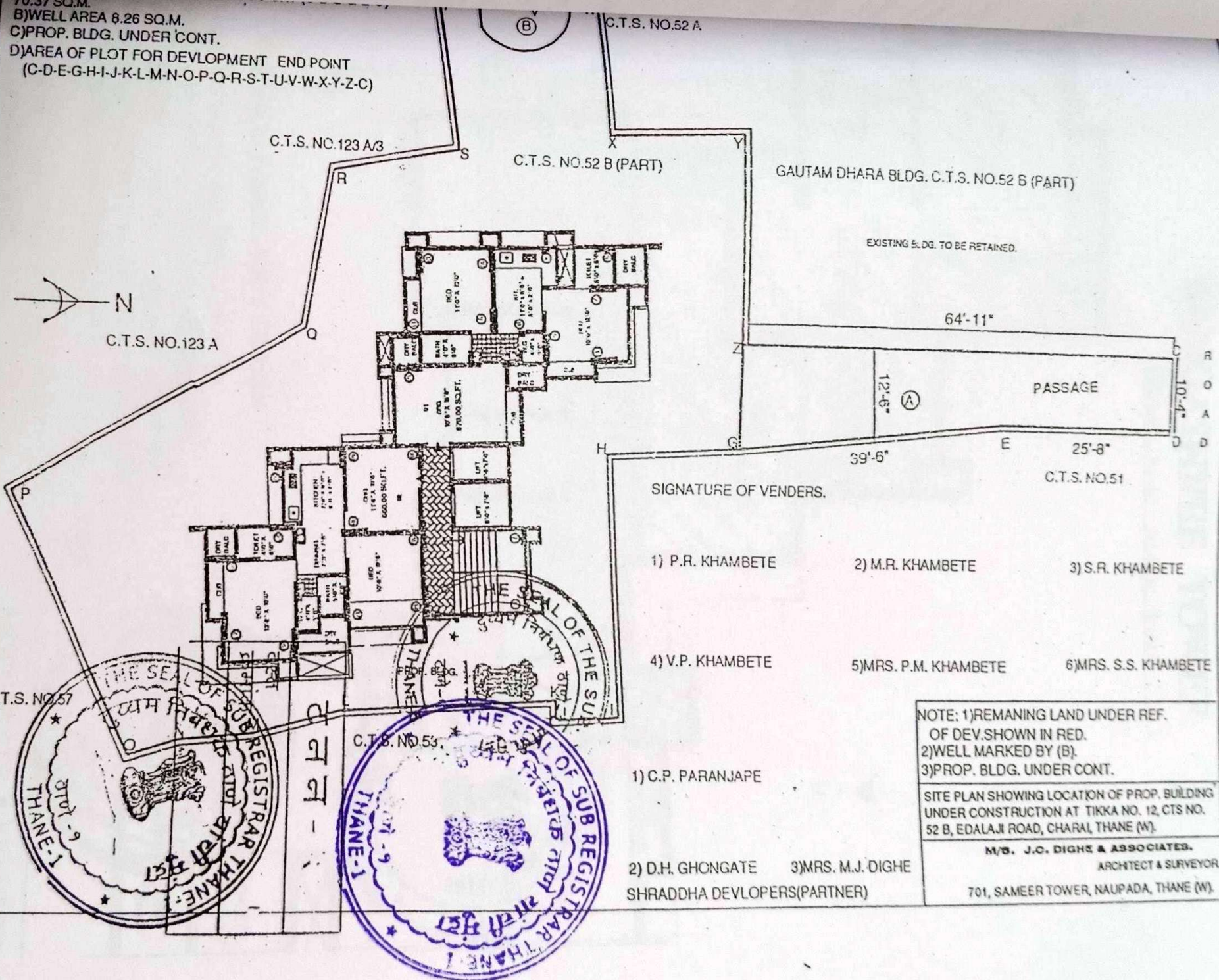
SHRADDHA DEVELOPER (THANE)

ARCHITECTS & VALUERS
J.C. DIGHE & ASSOCIATES (THANE)

टनन-१
दस्त क्रमांक ३२५/२०११
४१/४२

टनन-१
दस्त क्रमांक ६९९५/२०१०
३६/१०३

70.37 SQ.M.
 B)WELL AREA 6.26 SQ.M.
 C)PROP. BLDG. UNDER CONT.
 D)AREA OF PLOT FOR DEVELOPMENT END POINT
 (C-D-E-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z-C)



SIGNATURE OF VENDERS.

- | | | |
|------------------|-----------------------|-----------------------|
| 1) P.R. KHAMBETE | 2) M.R. KHAMBETE | 3) S.R. KHAMBETE |
| 4) V.P. KHAMBETE | 5) MRS. P.M. KHAMBETE | 6) MRS. S.S. KHAMBETE |

- | | |
|------------------|------------------------------|
| 1) C.P. PARANJPE | 3) MRS. M.J. DIGHE |
| 2) D.H. GHONGATE | SHRADDHA DEVELOPERS(PARTNER) |

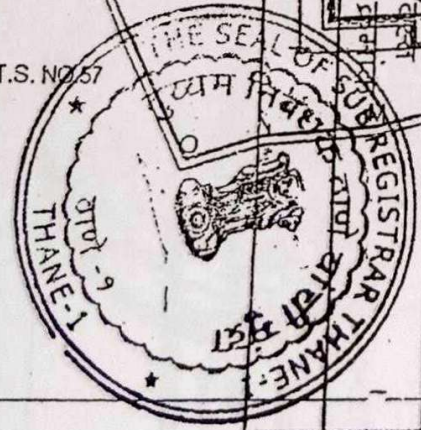
NOTE: 1) REMAINING LAND UNDER REF.
 OF DEV. SHOWN IN RED.
 2) WELL MARKED BY (B).
 3) PROP. BLDG. UNDER CONT.

SITE PLAN SHOWING LOCATION OF PROP. BUILDING
 UNDER CONSTRUCTION AT TIKKA NO. 12, CTS NO.
 52 B, EDALAJI ROAD, CHARAJ, THANE (W).

M/S. J.C. DIGHE & ASSOCIATES.
 ARCHITECT & SURVEYOR
 701, SAMEER TOWER, NAUPADA, THANE (W).

एन-9
 22/07/2009
 द. क. का. (क)

एन-9
 31/08/2009
 द. क. का. (क)



ANNEXURE 'B'



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

V.P. No. 2006/59 TMC/TDD /24 Date 9/13/2009

To: J.C. DIGHE & ASSOCIATES

701, Sameer Towers,

Naupada, Thane (West)

Sub Occupation Certificate for Building No. B, T. No. 12,
C.T.S. No. 52B, Daji Raghendra Road, Charai, Thane (West)

Ref. V.P. No. 2006/59

Your Letter No. dt. 8.4.2009.

Sir,

The part / full development work / erection / re-erection or alteration in / of building / part building no.

B situated at Charai Road / Street Daji Raghendra Ward No. 9 Sector 1

No. II S. No. XXX C.T.S. No. / F.P. No. 52B Village Panchpakhadi under the

supervision of J.C. Dighe Licensed Surveyor / Engineer / Structural Engineer / Supervisor /

Architect / Licence No. CA/85/9503 may be occupied on the following conditions.



- उपलब्धतेनुसार ठाणे महानगरपालिका पाणी पुरवठा करील.
- पाणी पुरवठा विभागाकडील दि. 25/02/09 रोजीच्या ना हरकत दोखल्या मधील अटी बंधनकारक राहतील.



As set certificated completion plan returned herewith

Office No. :- सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच परवानग्या न घेता बांधकाम बापर रुरणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम पर अनुसार दग्वलपात्र गुन्हा झाले. न्यासाठी जास्तीत जास्त वेळीत फंद व रु. 4000/- दंड होऊ शकतो".

Yours faithfully,

[Signature]
Executive Engineer
Town Planning Department.

Municipal Corporation of
the city of Thane-9
दस्ता क्रमांक 6994290
36/03

Thane-9
दस्ता क्रमांक 296/2009
[Signature]

- 1) Collector of Thane
- 2) Dy Mun. Commissioner
- 3) E.E. (Water Works) TMC
- 4) Assessor Tax Dept., TMC
- 5) Vigilance Dept. T.D.D., TMC

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE.

AMENDED PLAN FOR BUILDING 'B'(STILT + 14TH FLOORS)

V. P. NO. 2006/59

TMC/TDD / 47

DATE 21/4/08.

TO

M/s. J.C. DIGHE AND ASSOCIATES, _____ ARCHITECT

1) Shri Prabhakar Ramkrishna Khambete

2) Shri. Madhusudan Ramkrishna Khambete

3) Shri Sadanand Ramkrishna Khambete _____ OWNERS

M/S SHRADDHA DEVELOPERS तर्फे

Shri Chandrashekhar Prabhakar Paranjape _____ (कुलमुखत्यारपत्रधारक)

Sir,

With reference to your application No.35287 dated 13-11-2008 for development permission /certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. B in village - Panchpakhadi Ward No.:- _____ Sector II, situated at Road / Street Daji Ramchandra Road, Tika No. 12, C.T.S.No.52B the development permission / commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No New building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any until occupancy permission has been granted.
- 3) The development permission shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

५) वापर परवान्यापूर्वी वृक्ष, पाणी, व इनेज विभागाकडील ना हरकत दाखला

सादर करणे आवश्यक.

६) वापर परवान्यापूर्वी रेन वॉटर हार्वेस्टिंग व सोलर सिस्टीम कायामित करणे आवश्यक.

७) अस्तित्वातील विहिर बुजवता येणार नाही.

८) वापर परवान्यापूर्वी वाणिज्य वापराच्या अनुषंगाने अकृषिक माला सादर करणे आवश्यक .

९) सद्दर बांधकामास ठा.म.पा. पाणी पुरवठा करणार नाही, फक्त पिण्यासाठी उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.

१०) नियमानुसार वेळेवेळी शुल्काचा भरणा करणे आवश्यक.

११) वापर परवान्यापूर्वी रस्त्याखालील क्षेत्र मा.र.का. उतान्यावर ठाणे महानगरपालिकेच्या नावे करणे टनन-९ आवश्यक.

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