

श्री सीताराम वरीय सायबल वेंकर

12 MAR 1999



1379

Ratnakar S. Kadam

Client

ट न न-४
इसत क्रमांक २४४१/२००३
३१९८

Serial No. W
 Revenue Village... Navghar
 Survey No... 208 (old)
 Flat/Shop/Office ... Flat
 Area Halted... 320 x 600 Sq
 No. of Floors of Bldg... 3
 Consideration 2 00 000/-
 Market Value 1 92 000/-
 Stamp Duty 1500/1000
 Stamp Duty Paid 2000

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इसत क्रमांक २४४१/२००३
३१९८

AN AGREEMENT made at Thane this 25th Day of

March, 1999 BETWEEN SHRI RATNAKUMAR SHANTARAM KADAM,

Hindu Adult residing at Flat No. A/204, Shirdi Nagar

Building, 'E' Co-op. Housing Society Ltd., Bhandar East

District Thane Road, hereinafter called the "TRANSFERORS"

(which expression shall unless it be repugnant to

context or meaning thereof be deemed to mean and include

their heirs, executors, and administrators) of the ONE

A N D SHRI PRAKASH CHANDRAKANT BARASKAR, adult residing

Mumbai (hereinafter called the "TRANSFEREE" which expression

shall be deemed to mean and include his heirs, executors,

and administrators) of the ONE

of the ONE

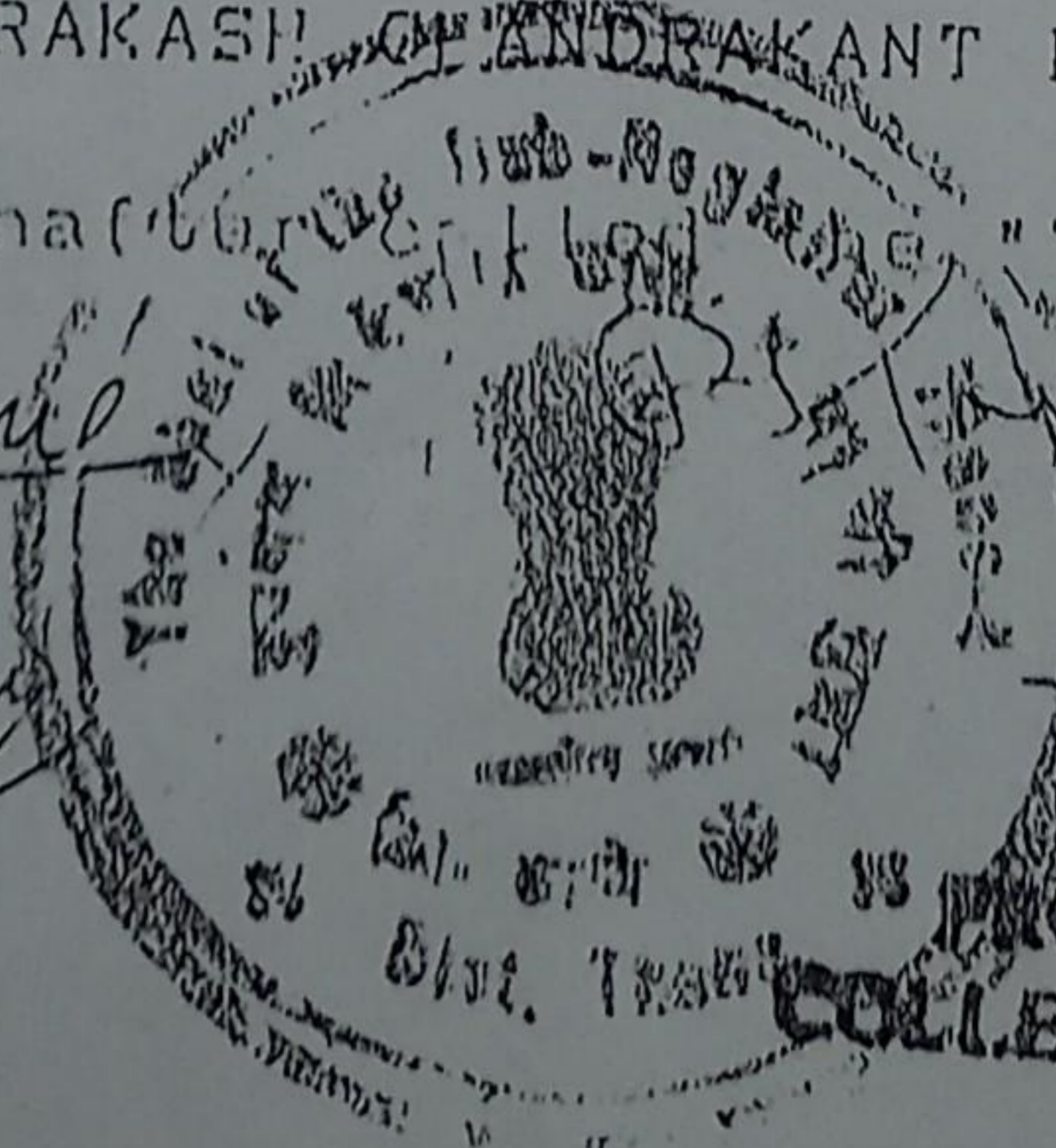
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PROPER OFFICER
COLLECTOR OF STAMPS
THANE

५/१९८
१९००३

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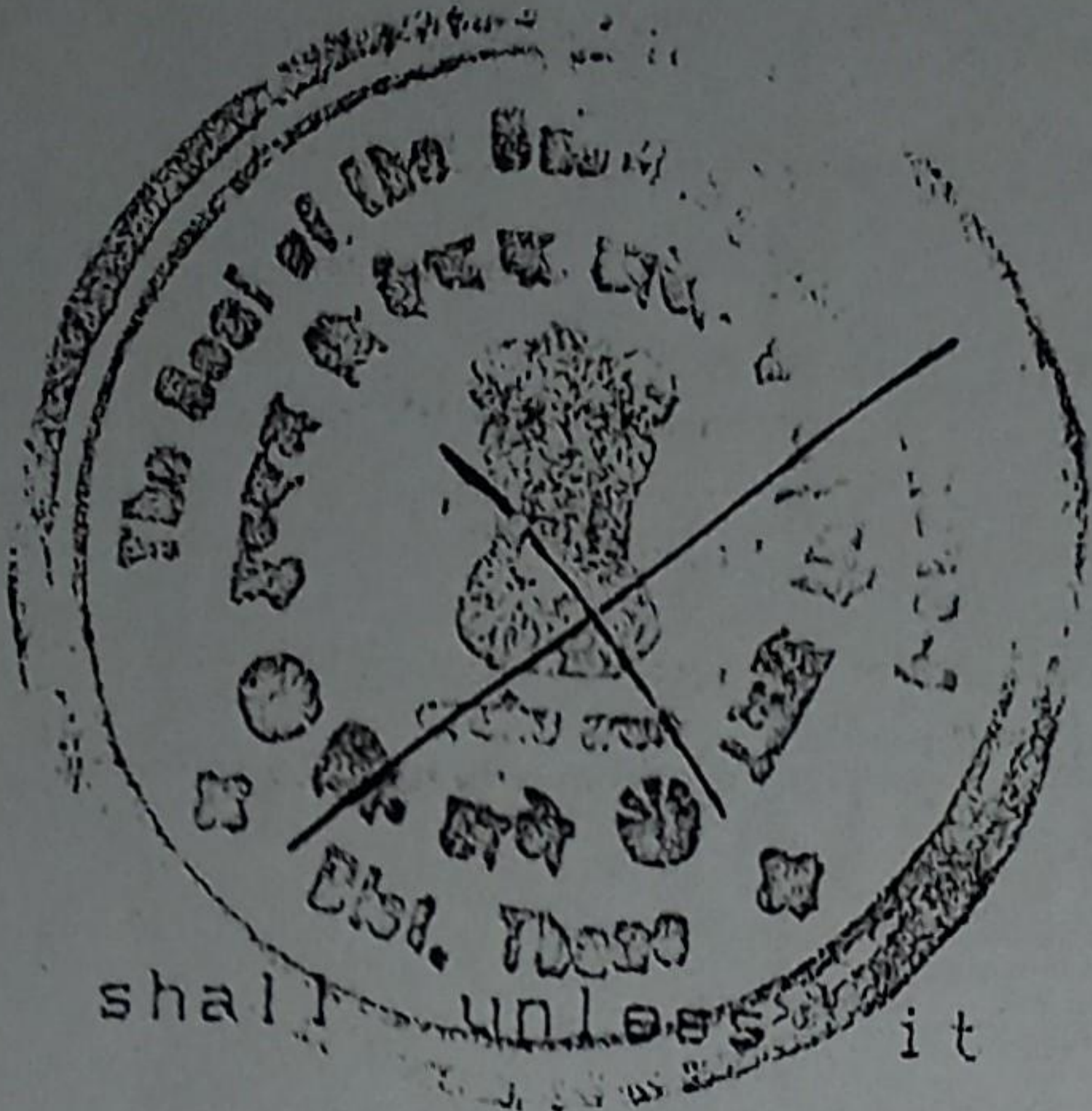
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25 MAR 1999
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दस्त क्रमांक २०१५ / २००३
४/१८

- 2 -

shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the OTHER PART.

RSCadamp.

Bharaskar

WHEREAS the Transferors are absolutely seized and possessed of or otherwise well and sufficiently entitled to flat No. A/204 admeasuring about 320 Sq. ft. on the 2nd floor of the Building known as Shirdi Nagar Bldg. No 'E' Co-Society Ltd. (hereinafter referred to as 'the said premises') situated at Bhayandar East, District Thane, (hereinafter referred to as 'the said society').



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Bharaskar

ट न न--४
दस्त क्रमांक २०१५ / २००३
४/१८

शुद्धीकरण
काम के लिये

3. That we have to get my abovementioned in Agreement for Sale registered at sub-registrar's office. Thane-But the vendor is not available at Bhayander.
4. We therefore request the sub-registrar of Thane to register an Agreement for Sale dated 25/03/1999 at my sole responsibility. I shall be held responsible and shall compensate to the sub-Registrar, its officer, employees or any worker if any damage, loss, cause to them by registering this agreement.

SCHEDULE OF THE PROPERTY

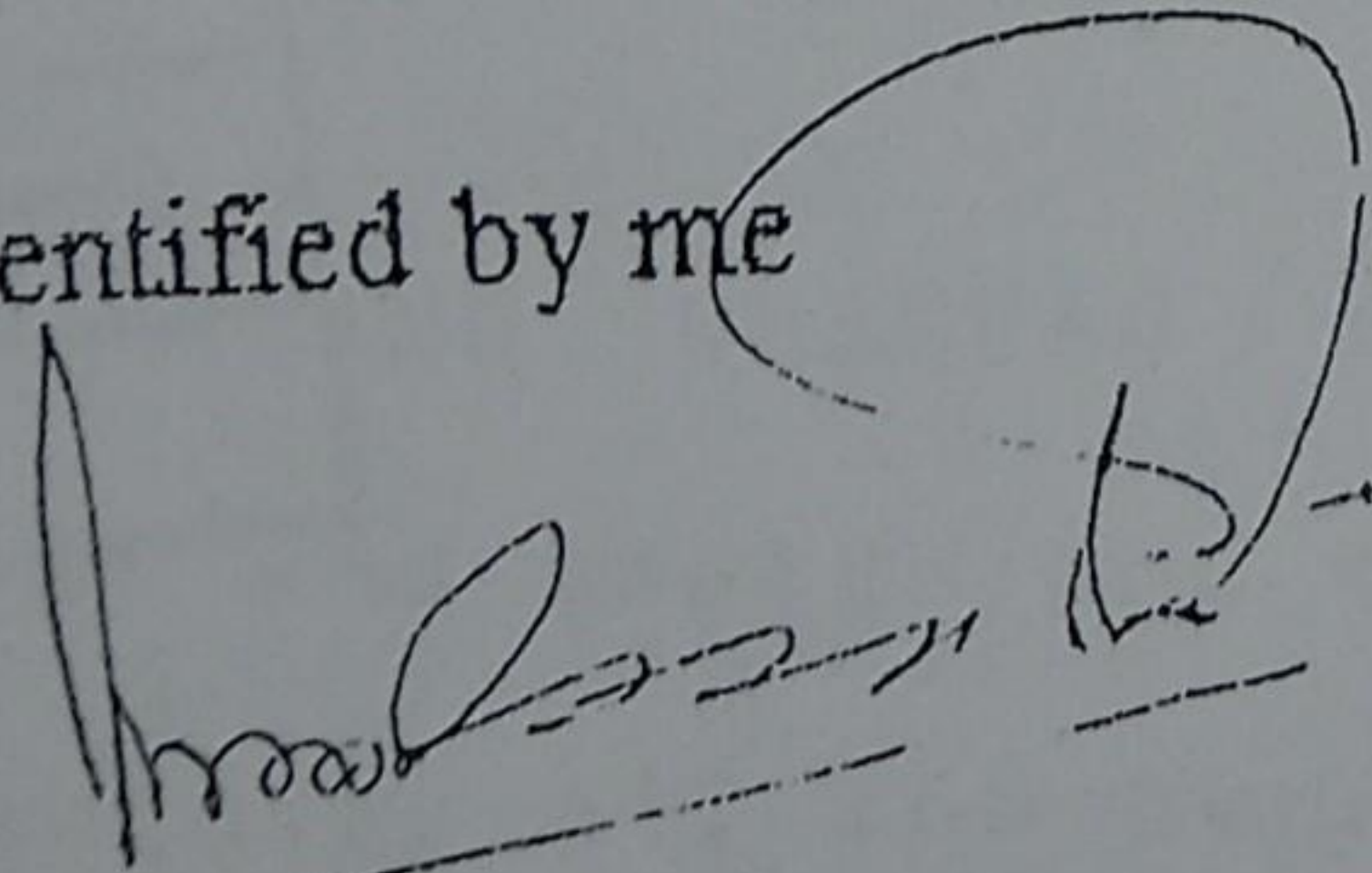
Flat No.A/204 On the 2nd floor, having Built-Up area of 320 Sq.Ft. 29.73 Sq.Mts. (Built-Up) the building known as Shiridi Nagar Building "E" Co.Op.Hsg.Soc.Ltd., constructed on Old Survey No. 208, New S. No. 14, Hissa No. 5 Revenue Village Navghar, Tal. & Dist- Thane.

Whatever stated hereinabove is true and correct.

Place: - Bhayander

Date: - 16/04/2003.

Identified by me

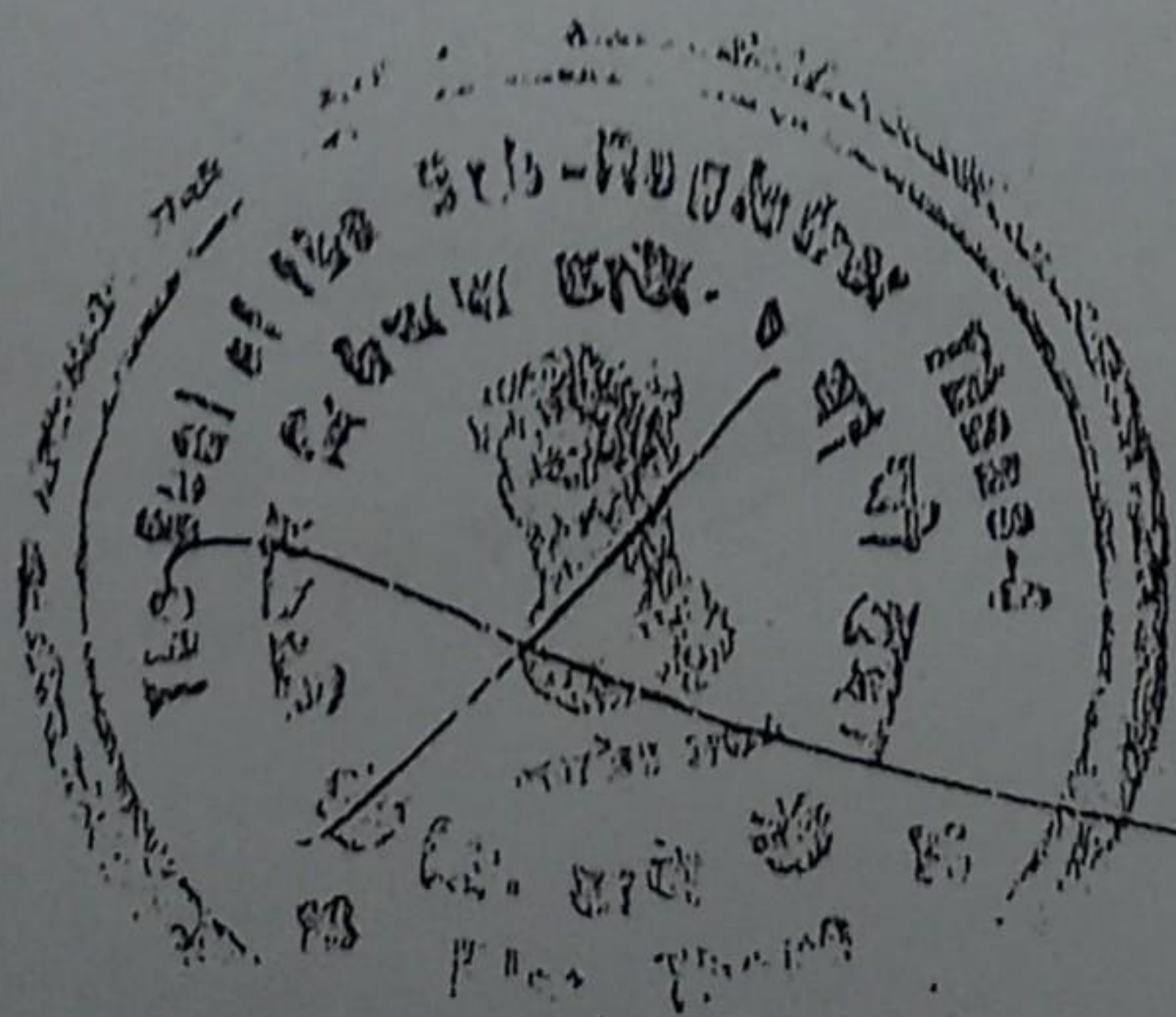

Advocate.

J. M. RODRICKS
Advocate High Court
Office No. 2-B, Shanti Gariga Apt,
Bhayander (E), Thane - 401 105.
Tel. No. : 2804 4326

DEC LARANT

दि न न - १
दस्तावेज क्रमांक २१७८
२/१८

दि न न - १
दस्तावेज क्रमांक २१७८ २००३
२/१८



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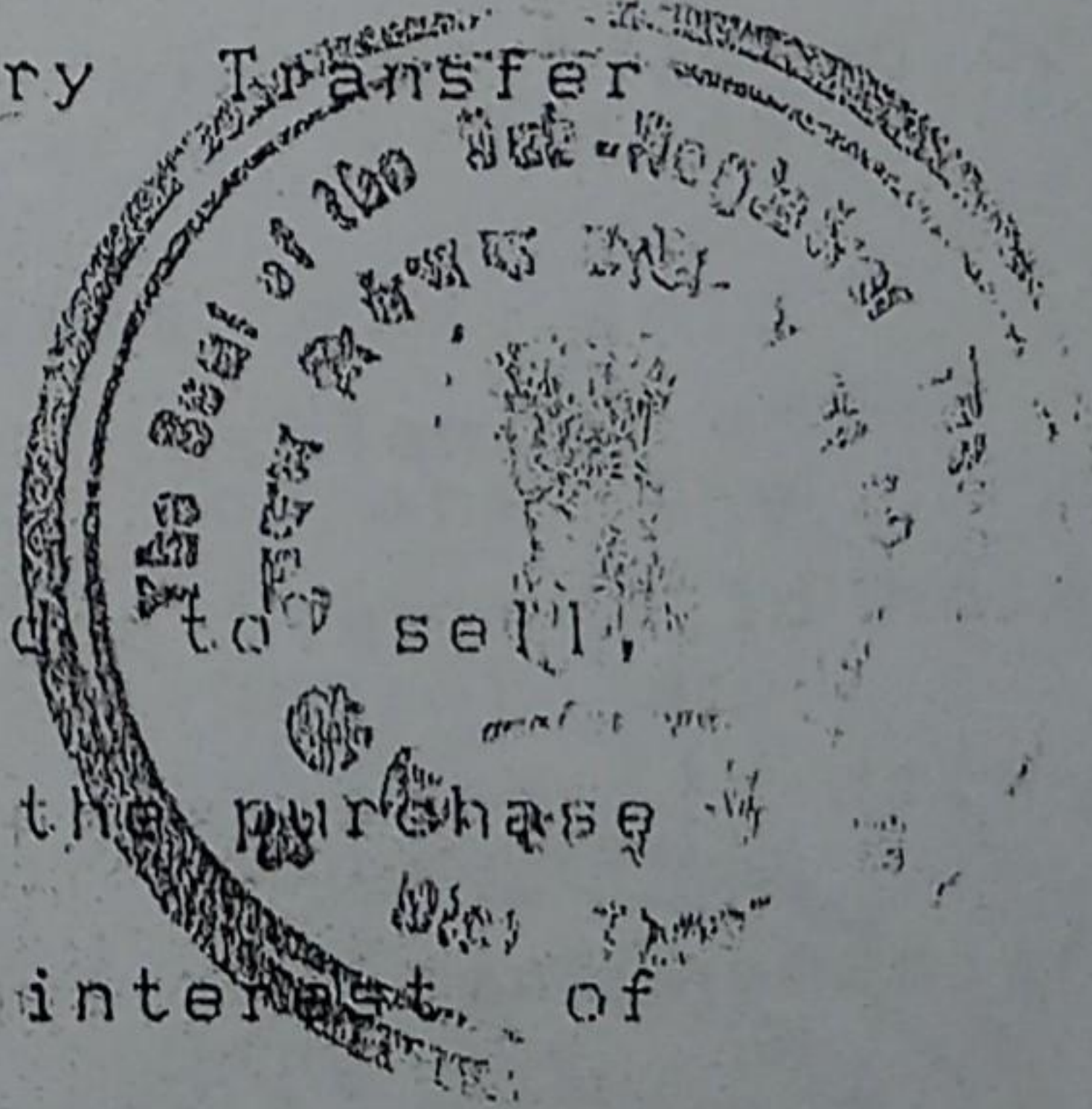
AND WHEREAS the transferors are a lawful member of Shirdi Nagar Building No. 'E' Co-op. Housing Society Ltd., Registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. TNA/(TNA)/HSG/(TC)/4538/1991-92 having its Registered office at Shirdi Nagar Building No. 'E' Co-op. Housing Society Ltd, Bhayandar (East), District-Thane, the said society and are in possession of the said flat and the absolute owner of 5 shares of the face value of Rs. 50/- each (Rupees Fifty Only) of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty) only, bearing Distinctive Nos. 86 to 90 (Both inclusive) (hereinafter referred to as 'the said shares') under Share Certificate No. 18 dated 18.07.1992 issued by the said society and which share certificate stands in the name of the Transferors ;

R/S Cadomp
D Baraskar

AND WHEREAS the party of the First Part had requested the society to transfer the membership and the shares in the name of the Party of the Second Part and Chairman of the society by his letter dated 5-4-99 has confirmed that the society has no objection for transferring share No.86 to 90 pertaining to Flat No. A/204 to the Party of the Second Part subject to payment of necessary fees as per rules and regulations of the society.

न न - ४
दस्त क्रमांक २०५५ / २००३
५/१९

AND WHEREAS the Transferors has agreed to sell, transfer and assign and the Purchaser has agreed the purchase and acquire all the beneficial right, title and interest of the Transferor in the said premises along with all in-built furniture therein and also the said shares and all security deposits in the said society together with the right



R/S Cadomp
D Baraskar

न न - ४
दस्त क्रमांक २०५५ / २००३
५/१९

D Baraskar

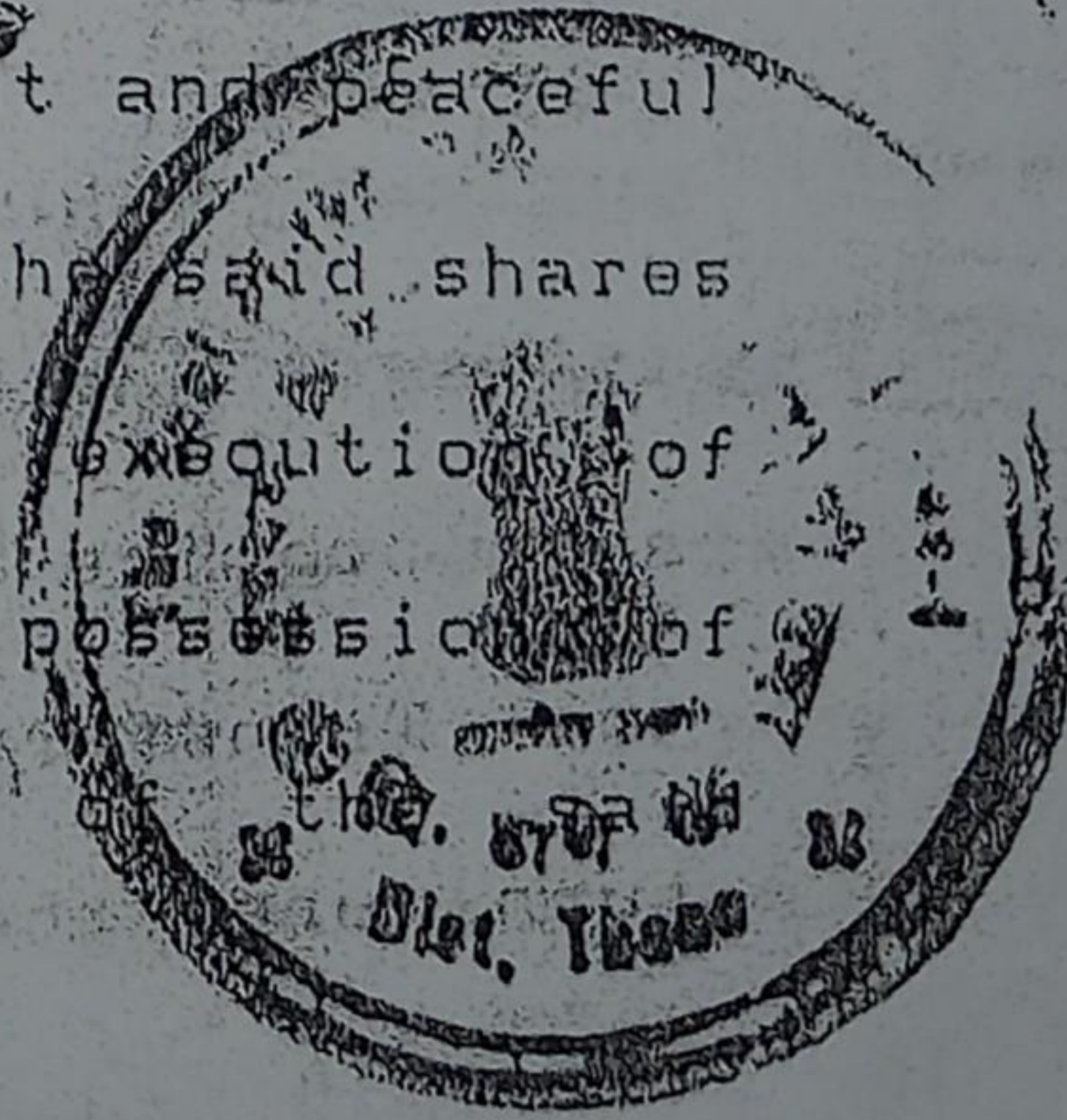
of use, occupy and or to let or otherwise deal with or dispose off, the same at or for the entire consideration of the said flat/premises of Rs.2,00,000/- (Rupees Two Lakhs only).

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Agreement:

NOW THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

1. The Transferors shall sell, transfer and assign together with all their right title and interest and the RSKandaul Transferees shall purchase the Flat No. A/204 on the Second floor of the said building known as Shirdi Nagar Bldg.No. 'E' Co-op. Housing Society Ltd. together with all the built furniture therein and the Transferors shall also transfer the Paraskar 5(Five) shares of the face value of Rs. 50/- (Rupees Fifty only) each of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty Only) being the said shares of the said society and all security deposits lying with the said society the price to be paid as detailed in Clause 3 hereinbelow :

2. The Transferors has handed over vacant and peaceful possession of the said premises and delivered the said shares along with all necessary papers at the time of execution of this Agreement and the Transferees has taken possession of the said premises along with the said shares of the said Society.



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Paraskar

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वस्त क्रमांक 2577/2003
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3. The Transferees has paid to the Vendor at the time of execution of these premises the sum of Rs. 2,00,000/- (Rupees Two Lakhs only) in full consideration of the said premises together with the inbuilt furnithre and the said shares and all security deposits in the said society.

4. The Transferors hereby covenants with the Purchaser as follows :-

i) The Transferors are the sole and absolute owner of the said premises and the said shares and no other person or persons has have any right, title, interest, property claim or demand or any nature whatsoever unto or upon the said premises either by way of sale, charge, lien, gift, trust, inheritance, lease, assessment of otherwise howsoever, and have good title full power and absolute authority to sell and transfer the same to the Transferee;

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P. Karankam

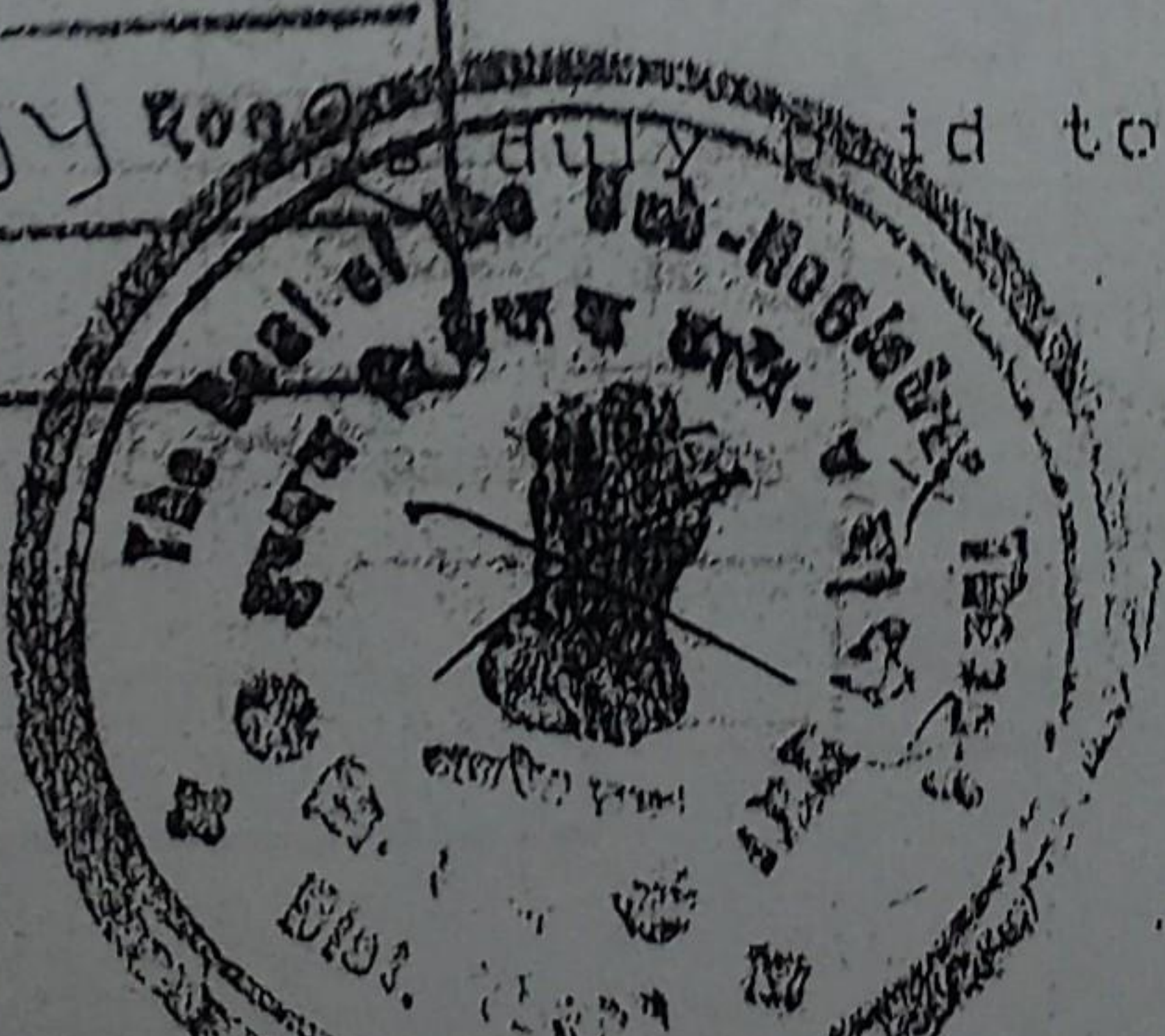
ii) That the Transferors has not created any charge or encumbrance of whatsoever nature on the said premises and on the said shares nor the said premises and said shares are subject matter of any litigation nor are the same or any of them attached in the execution of any decree nor has the Transferors created any tenancy or leave and licence or any right in favour of any one in respect of the said premises;

iii) That the Transferors has duly observed and performed the rules, regulations and bye-laws of the said society and

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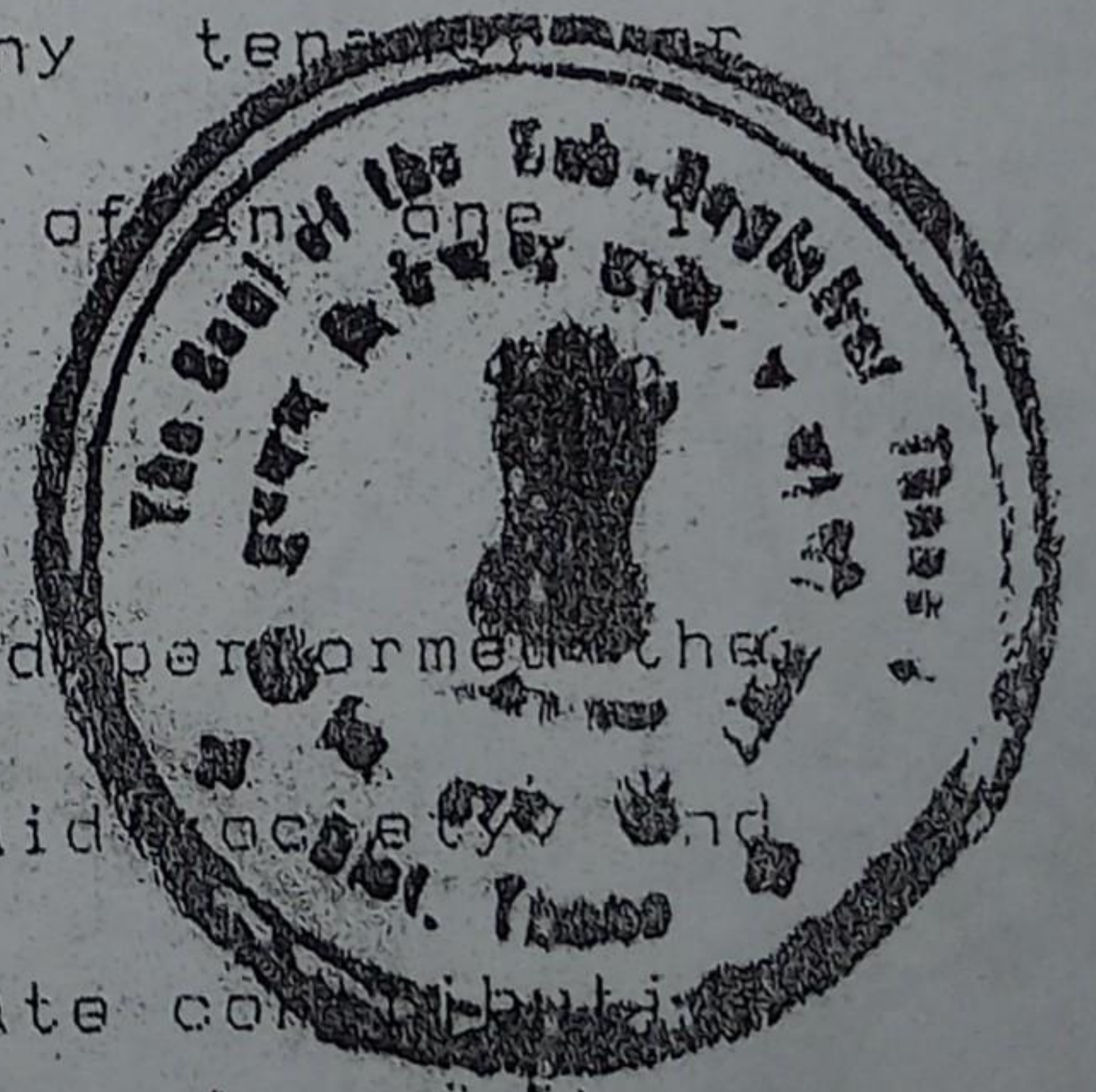
दस्तावेज क्रमांक 2004 2000

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R&Kadamb

P. Karankam



दस्तावेज क्रमांक	2004 2000 3
दिनांक	10/195

P. Karankam

मिरा-भाईंदर नगरपालिका पारषद

मुख्य कार्यालय भाईंदर

MIRA-BHAYANDAR MUNICIPAL COUNCIL

उपपती शिवाजी महाराज मार्ग, भाईंदर [प.], पीन कोड ४०१ १०१.

३३६०७/००५

दिनांक

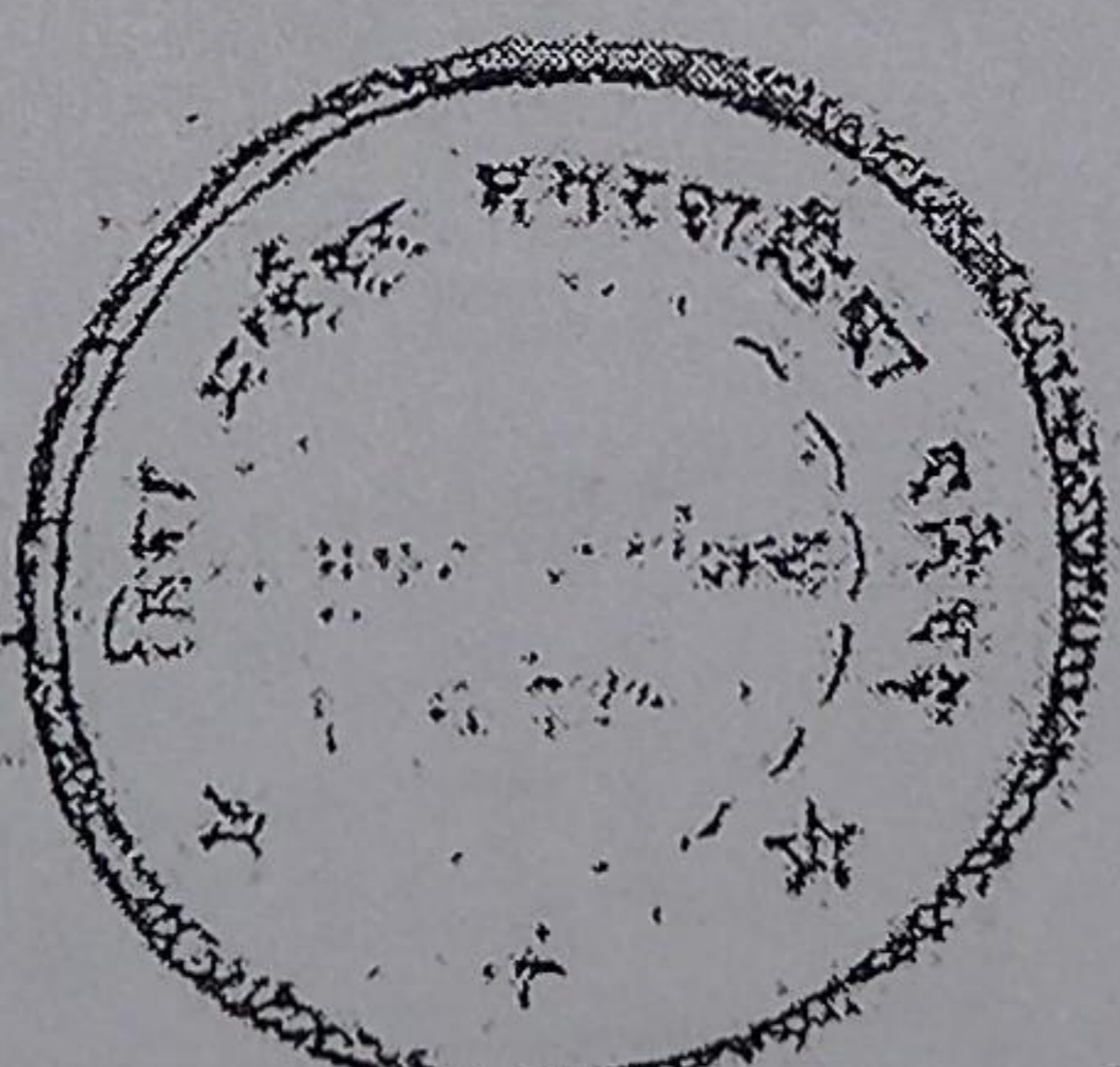
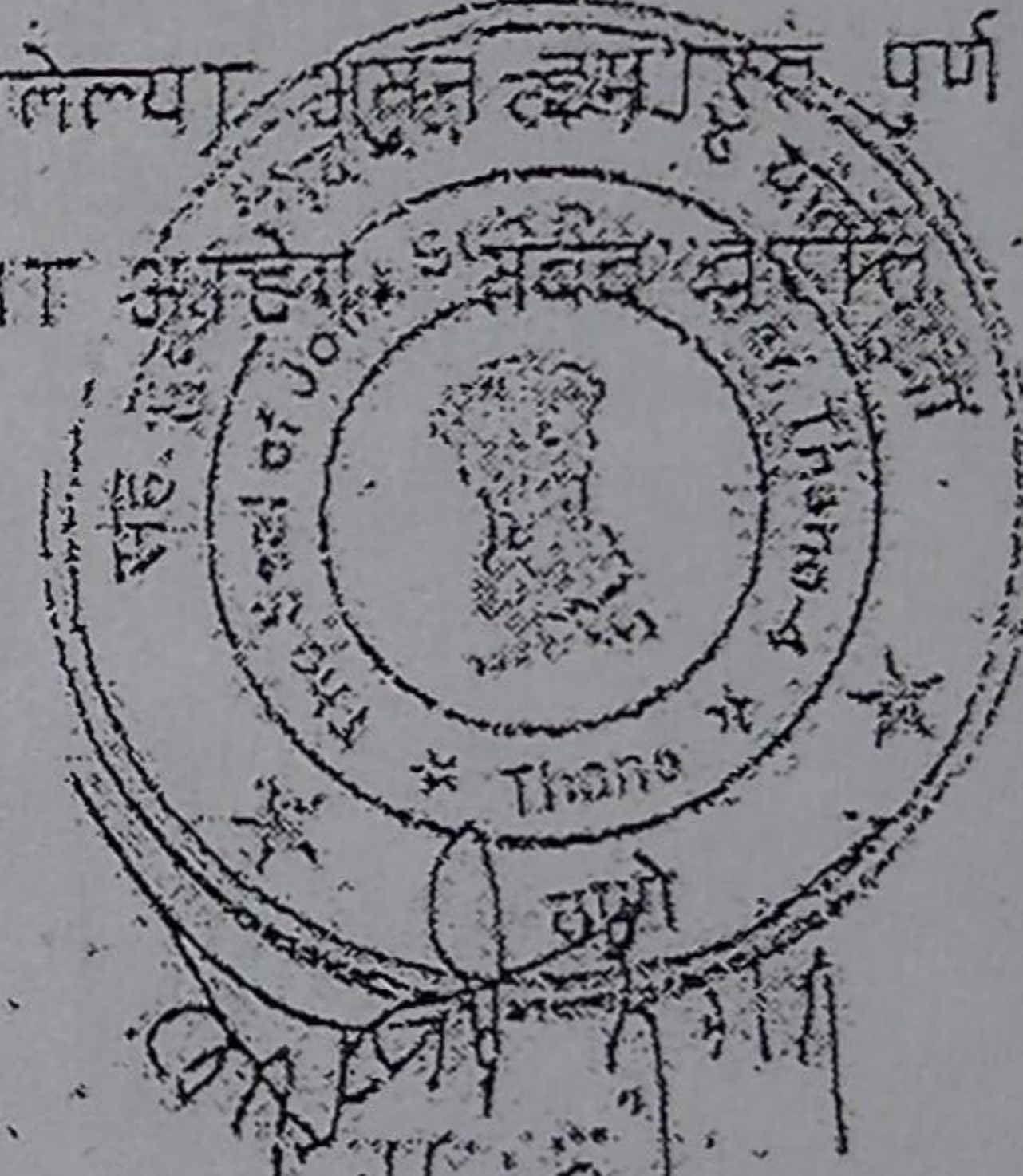
१०/१५/१३/१०

- वापले :-
- १] मे. भारगवान बिल्डर्स यांच्या दि. १४/३/९१ चा अर्ज
 - २] तरपंच ग्रामपंचायत नवघर यांची दि. ५/६/८४ चे बांधकाम मंजूरी .
 - ३] मे. अडिशनल तहसीलदार ठाणे. यांची क्र. एन अे अे/व्हिलेज /नवघर सत आर ४० दि. १५/११/९० ची अकृषीक मंजूरी
 - ४] मे. टु ट्क्वेअर असो. आकितेक घावा दि. ६/९/८८ चा इमारत मुनेसेषम पुर्णतया दाखला.

वापर परवाना

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दाखला देण्यात येत आहे की, मिरा भाईंदर नगरपालिका क्षेत्रांत भाईंदर पुर्व नवघर स. नं. ९५ हि. नं. ३/५ येथे मे. भारगवान बिल्डर्स यांच्या शिरडीनगर बी. व ई. नावाच्या तिन भजली निवासी इमारती पूर्ण झालेल्या असून इतर पूर्ण झाल्याबाबत मे. टु ट्क्वेअर आकितेक यांनी दाखला दिलेला असून इमारतीचा वापर करणेस नगरपालिकाची हरकत नाही.



मिरा भाईंदर नगरपालिका परिषद

पत्र-४
 दिनांक १०/१५/२००७
 १९ / २५

Handwritten signature at the bottom right.

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सूची क्र.2

दुय्यम निबंधक : ठाणे 4

05-01-2024

दस्त क्रमांक : 2455/2003

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : नवघर

(1)विलेखाचा प्रकार	घोषणा पत्र
(2)मोबदला	रु.200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 192000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :डब्ल्यु वॉर्ड नवघर गाव, सदनिका क्र. ए/204, शिडीर् नगर बिल्डींग ई को.ऑ.हौ.सोसा. लि, नवघर भाईदर पू.
(5) क्षेत्रफळ	29.76 चौ.मी.बि.अप
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- - वय:--पत्ता:--पिन कोड:--पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-प्रकाश चंद्रकांत बारस्कर वय:-35पत्ता:-ए/२०४पिन कोड:--पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	16/04/2003
(10)दस्त नोंदणी केल्याचा दिनांक	28/04/2003
(11)अनुक्रमांक,खंड व पृष्ठ	2455/2003
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2000
(14)शेरा	-