



दस्तक्रमांक व वर्ष: 4291/2011

Thursday, May 05, 2011

12:15:25 PM

दुय्यम निबंधक: सह दु.नि.ठाणे 5

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,500,000.00
बा.भा. रु. 1,419,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 216 पैकी, टिका नंबर 8/-/- वर्णन: झोन 5/19, सिटीएस नंबर 216 पैकी, टिका नंबर 8 - दुकान नंबर 04, तळमजला, विशाल टॉवर, विशाल टॉवर को ऑप हौ सो लि., पांचपाखाडी ठाणे
- (3) क्षेत्रफळ (1) 18.67 चौ मी बांधीव
- (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) विजय लालचंद शर्मा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: विशाल टॉवर ठाणे; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) मिना विजय शर्मा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(3) अनिरुध्द विनय शर्मा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मितेश अे बारोट - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: अंजेलिका प्राईड पार्क ठाणे; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 05/05/2011
- (8) नोंदणीचा 05/05/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 4291 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 75000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 15000.00
- (12) शेर



सह दुय्यम निबंधक ठाणे क्र. ५

बैंक / Br. NPD
 तिथि / Date 02/05/11
 बैंक शुल्क / Stamp Duty ₹/RS 7500/-
 बैंक अकाउंट शुल्क / Service Charges ₹/RS 10/-
 No. of Documents
 ₹/RS 7500/-
 Amount in Words Forward Ten only
 भारतीय नाम / Name of counter party
 Name of stamp duty paying party
 पत्ता / Address
 भारतीय बैंक शाखा का नाम / Name of counter party
 उद्देश्य / Purpose of transaction
 धारक / पं. ऑफ. का बैंक अकाउंट नंबर / Name of the Drawee Bank
 बैंक शाखा / Branch
 बैंक शाखा का नाम / Name of counter party
 उद्देश्य / Purpose of transaction
 धारक / पं. ऑफ. का बैंक अकाउंट नंबर / Name of the Drawee Bank

युद्धांक केवल तब दर्शाए जा सकते हैं जब वे प्रस्तुत किए जाते हैं।
 This counterfoil has to be presented at the time of delivery of stamps.

RECEIVED CASH
 02 MAY 2011
 THANE
 भारतीय वा. प. बैंक लि.
 Thane

फ्रॉकिंग / उमट मुद्राकाचा कर्तविल

१. उमटका मुद्रिक नंबर 15256
 २. वस्तुदेवजाका तपसिल M.A. Board
 ३. मिळकतीचा तपसिल Shop
 ४. नोबदला रक्कम 15,00,000/-
 ५. मालमत्ता देणाऱ्याचे नांव V.L. Sharma
 ६. मालमत्ता घेणाऱ्याचे नांव M.A. Board
 ७. मुद्रांक शुल्क भरणाऱ्याचे नांव M.A. Board
 ८. मुद्रांक शुल्क रक्कम 7500/-
 ९. नोदणी करण्याचे तस/ दु.नि कार्यालय: Thane
 १०. प्राधिकृत अधिकार्याची स्वाक्षरी
 सह हॉकेचा/ हॅंडलर्सचा दिवक

Authorized Signatory
 For Thane Bharat Sahakari Bank Ltd

Sharma

AGREEMENT FOR TRANSFER

ARTICLES OF THIS AGREEMENT is made and entered into at
 Thane on this 5th day of MAY, 2011 दस्त
 क्रमांक 0229 / 2099
 BETWEEN 2/23

1) MR. VIJAY LALCHAND SHARMA, age 56 years, 2) MRS. MEENA VIJAY SHARMA, age 50 years and 3) MR. ANIRUDDHA VINAY SHARMA, age 25 years, all of them Inhabitants, having address at Shop No. 4, Ground Floor, Vishal Tower Co-op. Hsg. Soc. Ltd., Kolbad Road, Panchpakhadi, Thane (W) hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their respective heirs, executors, administrators and assigns) THE PARTY OF THE FIRST PART.

उमट मुद्रांक फ्रॉकिंग आल्फा-व्हायलेट लेम्प खाली तपासले व एस.एम.एस. / संबंधित प्राधिकृत अधिकार्याशी दुरुधनी करून संपर्क साधून मेळ बरोबर आढळून आला

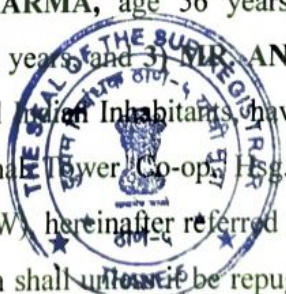
सह/दुय्यम निबंधक, ठाणे क्र.५
 जिल्हा-ठाणे

Sharma

Sharma

Authorized Signatory
 For Thane Bharat Sahakari Bank Ltd.

Rs. Seventy Five Thousand Only
 15256
 193200
 02/2011



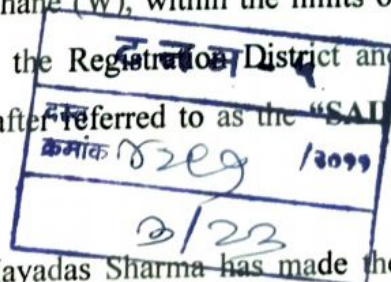
Stamp Duty MAHARASHTRA
 0075000/- 85151
 13:08

AND

MR. MITESH A. BAROT, age 31 years, Indian Inhabitant, having address at 802-B, Anjelica, Pride Park, Ghodbunder Road, Thane (W), hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of an Agreement dated 06th day of November, 1991 (Registered with the Sub-Registrar of Thane by Declaration Deed dated 02nd day of July, 1998 at Doc. No. 3284/1998 dated 2/6/1998) executed between M/s. Vishal Builders, a registered partnership firm carrying on business at C/o. Sadhana Builders, Behind Love Bird, Thane, therein referred to as the "Sellers" of the One Part and Mr. Lalchand Mayadas Sharma, therein referred to as the "Purchaser" of the Other Part purchased and acquired all rights, title and interest in **Shop No. 4, admeasuring 167.4 Sq. Ft. Carpet area** **15.56 Sq. Mtrs. Carpet area on Ground Floor**, in the building known as "**Vishal Tower**" now known as the "**Vishal Tower Co-operative Housing Society Ltd.**", standing on the plot of land bearing **City Survey No. 216(pt.), Tika No. 8, Village - Panchpakhadi**, lying and situated at Kolbad Road, Panchpakhadi, Thane (W), within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which shop hereinafter referred to as the "**SAID PREMISES**"

AND WHEREAS Mr. Lalchand Mayadas Sharma has made the entire payment of consideration to the said M/s. Vishal Builders of such being on and thereupon, he had been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.



Handwritten notes:
VSD
AP
of
M. J. S. N. S.

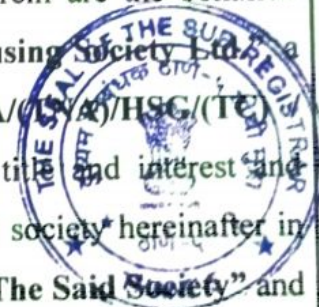
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VSD
M. J. S. N. S.

AND WHEREAS all the shops/shops holder of the said building forming society as the "Vishal Tower Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/6430/93-94 Dated 30/12/1993 and issued Share Certificate No. 36, bearing Distinctive No. 176 to 180 (both inclusive) (hereinafter referred to as the SAID SHARES) in the name of Mr. Lalchand Mayadas Sharma.

AND WHEREAS Mr. Lalchand Mayadas Sharma expired on dated 24/04/2005 hence society has transferred the said Share Certificate in the name of Mr. K. L. Sharma and Mr. Anirudh Vinay Sharma (each having equal share) on dated 12/08/2006.

AND WHEREAS Mr. K. L. Sharma expired on 16/08/2009 as per his will the society has transferred his share in respect of the said Shop in the name of MR. VIJAY LALCHAND SHARMA & MRS. MEENA VIJAY SHARMA on dated 08/08/2010.

AND WHEREAS the TRANSFERORS herein are the bonafide members of the "Vishal Tower Co-operative Housing Society Ltd." a society registered under Registration No. TNA/(TNA)/HSG/(TC) 6430/93-94 Dated 30/12/1993 and having right, title and interest and membership in respect of the said premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the members of the said society, the TRANSFERORS are holding five fully paid up shares of Rs. 50/- each under Share Certificate No. 36, bearing Distinctive No. 176 to 180 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFERORS have clear and marketable title in respect of the said premises and thus the TRANSFERORS are well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and



हस्ताक्षर
दस्तावेज क्रमांक 1229
12/08/2006

Handwritten signatures and notes at the bottom of the page, including the name 'Meena' and a signature.

15. The TRANSFERORS hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREE.
16. The TRANSFERORS shall indemnify and keep indemnified to the TRANSFEREE for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREE.
17. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREE ALONE.
18. This agreement shall always be subject to the provisions of the Maharashtra Ownership of Shops / Shops Act, 1962 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::



ALL THAT PREMISES bearing Shop No. 4, admeasuring 167.4 Sq. Ft. Carpet area i. e. 15.56 Sq. Mtrs. Carpet area on Ground Floor, in the building now known as the "Vishal Tower Co-operative Housing Society Ltd.", standing on the plot of land bearing City Survey No. 216(pt.), Tika No. 8, Village - Panchpakhadi, lying, being and situated at Kolbad Road, Panchpakhadi, Thane (W), within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

दस्तावेज क्रमांक	829/2099
दिनांक	9/2/23

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P. Municipal Corporation Act 1949 Sect. 253, 254 and Rule No. 6 of the chapter XII of the Said Act.

Dated 21/10/1986

C. T. S. No. 216 (PART)

GENEVA ROAD, KOLBAD

Road, Thane.

M/s. WESAWAKAR & CO. (ARCH)

FOR SHRI. J. M. NAYAR. (OWNER)

With reference to your application dated 10/10/86 I have to inform you as follows.

You have been allowed to construct the works as per accompanying plans and on the above conditions, and on the land owned by you.

No construction is allowed on the Municipal Land.

No work is allowed within R. L. of street.

Septic Tank privos should be constructed as per Govt. 's approved plan.

It should be '50-00" away from any well.

There should be two units of septic tanks.

The latrines should be provided with flushing apparatus and over-head tank.

The chamber should be provided with inholes and ventilating pipes having mosquito proof netting.

The effluent should be passed throughout a soaking pit.

The effluent should be of a standard composition.

Construction should not be occupied without obtaining the completion certificate.

Structural responsibility will be on the owner and the Engineer.

The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.

No work should be carried on without obtaining the commencement certificate from the Municipality.

The work should be commenced within one year from the date of permission otherwise permission will be lapsed.

The work should be carried out within the owner's land.

Rain water way shall have to be maintained to pass rain.

Rain drain for waste disposal should be constructed upto municipal drain.

N.A. permission form the Revenue Authorities for the proposed work be obtained before 7 days of the starting the construction work.

The owner and the Architect or Engineer is responsible for constructions.

Notice shall be given before 7 days of starting the construction.

Municipality is not responsible to supply water for domestic or any other purpose.

Information in writing, should be given to this office when the construction reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.

The no objection certificate " from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the land.

The occupation Certificate for the proposed building will not be granted unless the house drainage is connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.

Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.

Agricultural permission under Maharashtra Land Revenue code 1936 shall be submitted in the office SEVEN days before starting the construction work.

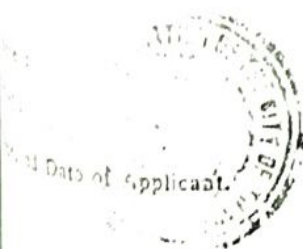
The surface drain should be maintained properly before commencing the work.

Drainage problems of the property in nearby future.

The building material or earth removed from the tenants should not be dumped or stored on the Municipal road.

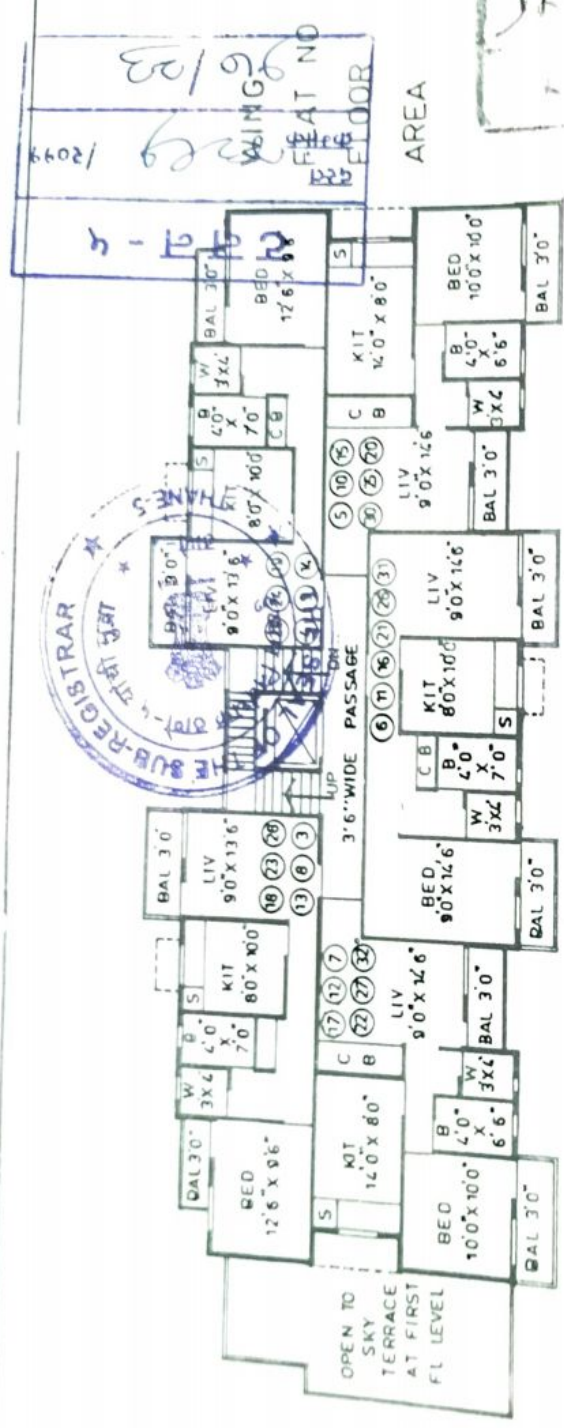


दस्तावेज नं. १११/२३
 दस्त
 कमांक १२२९ / २०९९
 ११/२३



FOR THE MUNICIPAL CORPORATION
 THANE.

12/10/86



32/11/1981
green

TYPICAL FLOOR PLAN
SCALE 1" TO 16'0"

96/103
12099 / 2099
WING
FL FLOOR
AREA



BUILDERS
VISHAL BUILDERS AND DEVELOPERS
 NATH KRIPA CO. OP. HSG. SOC.
 DR MOOSE RD. LAL BAUG TALAO PALI
 THANE PHONE 595908

ARCHITECTS
M/S WESAVKAR AND CO.
 ARCHITECTS AND ENGINEERS
 73 - N S BOSE ROAD

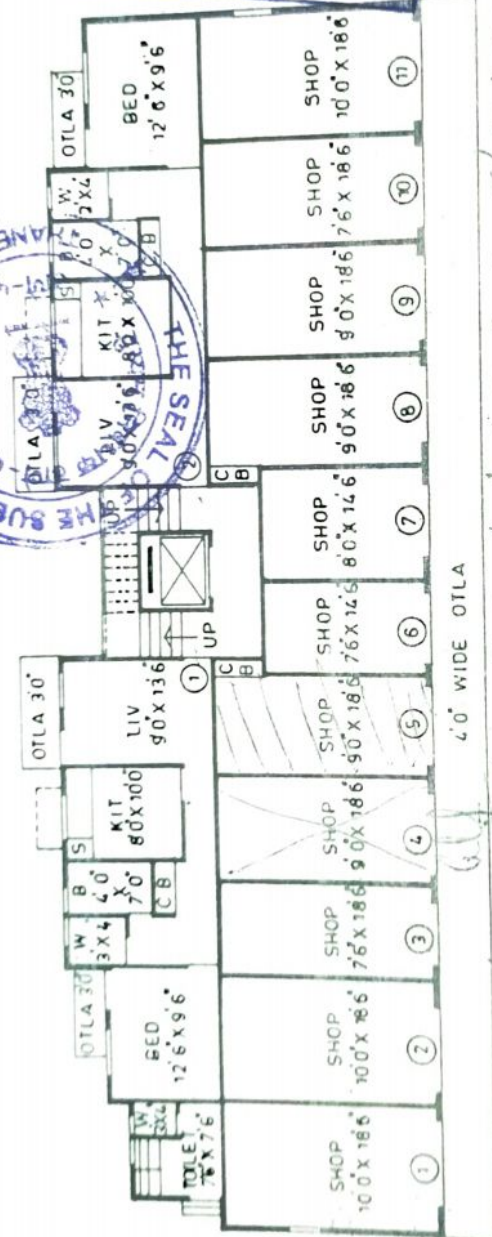
Thane, Thane

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32/11/94
98

WING	3602
FILAT NO	22/23
FLOOR	222
AREA	322



Shop No. 67 allotted to Mr. L.C. Sharma

Carpent area 167.49 Feet. GROUND FLOOR PLAN

SCALE 1" TO 16'0"

This area is including Corridor, W.C., Bath, and Fifty/Thavarda of Shop

Area - 228.5 Sq. Feet. Arjun Bhandarkar

For Vishal Builders

Signature and Stamp

BUILDERS

VISHAL BUILDERS AND DEVELOPERS

NATH KRIPA CO. OP. HSG. SOC.
DR MOOSE ROAD LAL BAUG TALAO PALI
THANE PHONE NO 595908

ARCHITECTS

M/S WESAVKAR AND CO
ARCHITECTS AND ENGINEERS

73 N S BOSE ROAD
THANE
PHONE NO 595951 508580